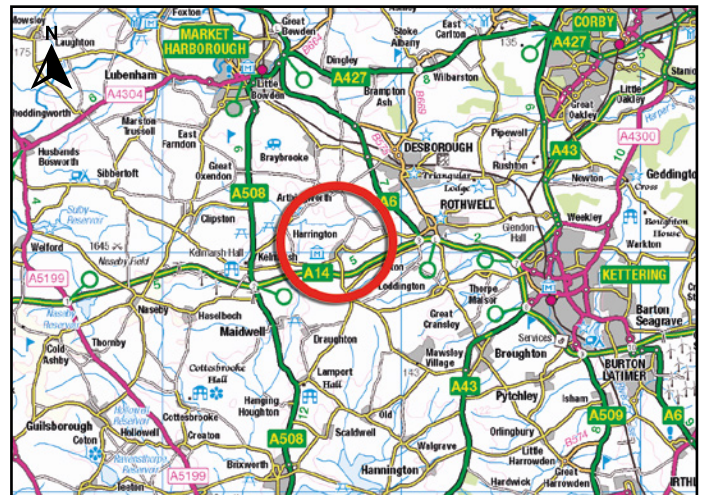




Land at Harrington, Northamptonshire

Approximately 5.25 ACRES (2.12 hectares) of Permanent Pasture
FOR SALE BY PRIVATE TREATY AS A WHOLE

SITUATION

The property is situated in the attractive and sought after village of Harrington, in the county of Northamptonshire, and is less than 7 miles from the historic town of Market Harborough, and approximately 10 miles to the city of Northampton. The property lies within 3 miles of the A14 and A6, resulting in excellent road connections and providing access to the A1, M1 and M6.

DESCRIPTION

The property comprises approximately 5.25 acres (2.12 hectares) of permanent pasture in a single enclosure, which benefits from road frontage and can be accessed off High Street to the east. The field boundaries comprise a mix of mature hedgerows, trees and fencing and a stone wall and residential properties to the east. Agricultural land borders the property to the north, south and west. The land is classified as Grade 3, according to the Land Classification Maps of England and Wales and the soil is a combination of the Banbury and the Badsey 1 soil series.

The property has been utilised in recent years for livestock grazing and has the potential for both amenity, equestrian and leisure activities. A small part of the property to the east, next to the gateway, is situated within the Harrington Conservation Area, however much of the field is located outside of the Conservation Area.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole, and is shown edged red on the attached plan.

TENURE & POSSESSION

The property is offered for sale freehold. The property has been occupied under a Farm Business Tenancy. A Notice to Quit has been served and vacant possession of the property will be available on the 1st January 2027.

SERVICES

Water is supplied from a spring in the field to a trough. There is no electricity connected to the property.

PLANNING & LOCAL AUTHORITY

The property is located within the administrative boundaries of North Northamptonshire Council.

SPORTING, MINERAL & TIMBER RIGHTS

The Title Register refers to the mines and minerals being excepted. Other than the above, we understand that the Sporting and Timber Rights are included within the freehold in so far as they are owned.

ENVIRONMENTAL SCHEMES

The property is not entered into any Environmental Schemes.

BOUNDARIES

The Purchaser(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge or ditch.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

There are no public rights of way which cross the property. We understand that there is an easement with National Grid (previously Western Power Distribution) for an underground electricity cable. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, light, sport, drainage, water, electricity supplies and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

OVERAGE

The Vendors preference is to retain 30% of any uplift in value if planning permission is obtained for a development or change of use from agricultural, equestrian, horticultural, leisure and tourism use during the first 30 years after completion of the sale. If applied, the overage payment will be triggered upon disposal of land with the benefit of planning permission or implementation of planning permission. The Vendors will consider offers with and without an overage provision.

PLANS, AREAS & SCHEDULES

Plans included or attached to these particulars are based upon the Ordnance Survey Maps copyright reserved. All plans are not to scale.

VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Purchaser(s) in addition to the purchase price. We do not anticipate that VAT will be payable.

VIEWINGS

Please contact Alexandra Abrahams on 01832 732241 or alex.abrahams@bletsoes.co.uk to make arrangements to view the property. Viewings strictly by appointment only.

NEAREST POSTCODE

The nearest postcode is NN6 9NU and the property can be found more precisely using the what3words mapping system reference of ///pixel.dragonfly.paintings

HEALTH & SAFETY

We ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the property.

MEASUREMENTS & OTHER INFORMATION

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable if there is a point which is of particular importance please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Particulars prepared and photographs taken in July 2026.

IMPORTANT NOTICE Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: July 2026.