



Land at Dodford Lodge Farm, Weedon, NN7 4TA

HOWKINS &
HARRISON

Land at Dodford Lodge Farm, A5, Watling Street, Weedon, NN7 4TA

A single block of productive Grade 3 arable land extending to approximately 65.80 acres (26.63 hectares) with road frontage.

For sale as a whole.

Situation

The Land at Dodford Lodge Farm is situated to the East of the A5 (Watling Street) with road frontage and three gated entrances. The village of Dodford is 1.1 miles to the East of the land and Weedon is just 1.4 miles to the South. The property sits within West Northamptonshire District Council between the Brockhall and Dodford Parish Councils.

The property benefits from excellent transport links with Junction 16 of the M1 just 3.8 miles to the South of the land via the A45 which links Northampton and Daventry. Northampton is 10 miles to the East of the land, Daventry is 5 miles to the West, and Rugby is 12 miles to the North. From either Long Buckby or Northampton, there are direct rail links to London and Birmingham.

Distance

- Daventry – 5 miles
- Rugby – 12 miles
- Northampton – 10 miles
- London – 72 miles



Description

The land at Dodford Lodge Farm comprises a single block of productive agricultural land extending to approximately 65.80 acres (26.63 hectares) with road frontage and a pond. The land is conveniently positioned to the North of Weedon and the A45 and on the edge of the A5 / Watling Street running North to South, with far reaching views across the surrounding areas.

The land is split into two main enclosures bound by mature hedgerows and trees throughout with three points of access labelled A,B&C on the plan, and road frontage. There is a ditch running between the two fields, and Whilton brook lies to the Eastern boundary. The land is relatively flat and gently sloping down towards the brook. There is a small pond in the field SP6361 0538 and a dilapidated building. The land is classified as Grade 3 land with a soil type described as slowly permeable, with a slightly acid but base-rich loamy and clayey soil. The land is currently part of an arable cereal cropping rotation and is sown with winter wheat.

Situated within the block of land is a small pond and a dilapidated building.

Parcel ID	Description	Acres	Hectares
SP6361 0538	Arable (including pond)	36.07	14.60
SP6261 8507	Arable	29.73	12.03
Total		65.80	26.63





Rural Land Register & SFI

The land is registered with the Rural Land Register, and the fields will be transferred to the purchaser upon completion from the vendor. The vendors will retain the historic element of the Basic Payment Scheme (if any).

The land is currently subject to an SFI and CSS agreement with a winter bird seed mix and wildflower mix in places. There is an East of England LENS Project Agreement with Charles Jackson over the land dated 27th July 2023. The agreement stipulates that a reduced cultivation / min-till system is used over the land as part of a wider scheme with Anglian Water and West Northants Council with Resilient landscapes. As the rules of the scheme do not allow for this to be transferred to a new owner, this agreement will be terminated by the vendor upon completion.

Tenure & Possession

The intention is to exchange and complete as soon as practically possible. Vacant possession will be given upon completion. It is assumed the Vendor will have holdover on the growing crops to complete the 2026 harvest.

Services

There are no mains services connections to the land. Anglian Water are proposing to install a new mains water connection through the land. More details of the scheme and proposed route can be shared up enquiry.

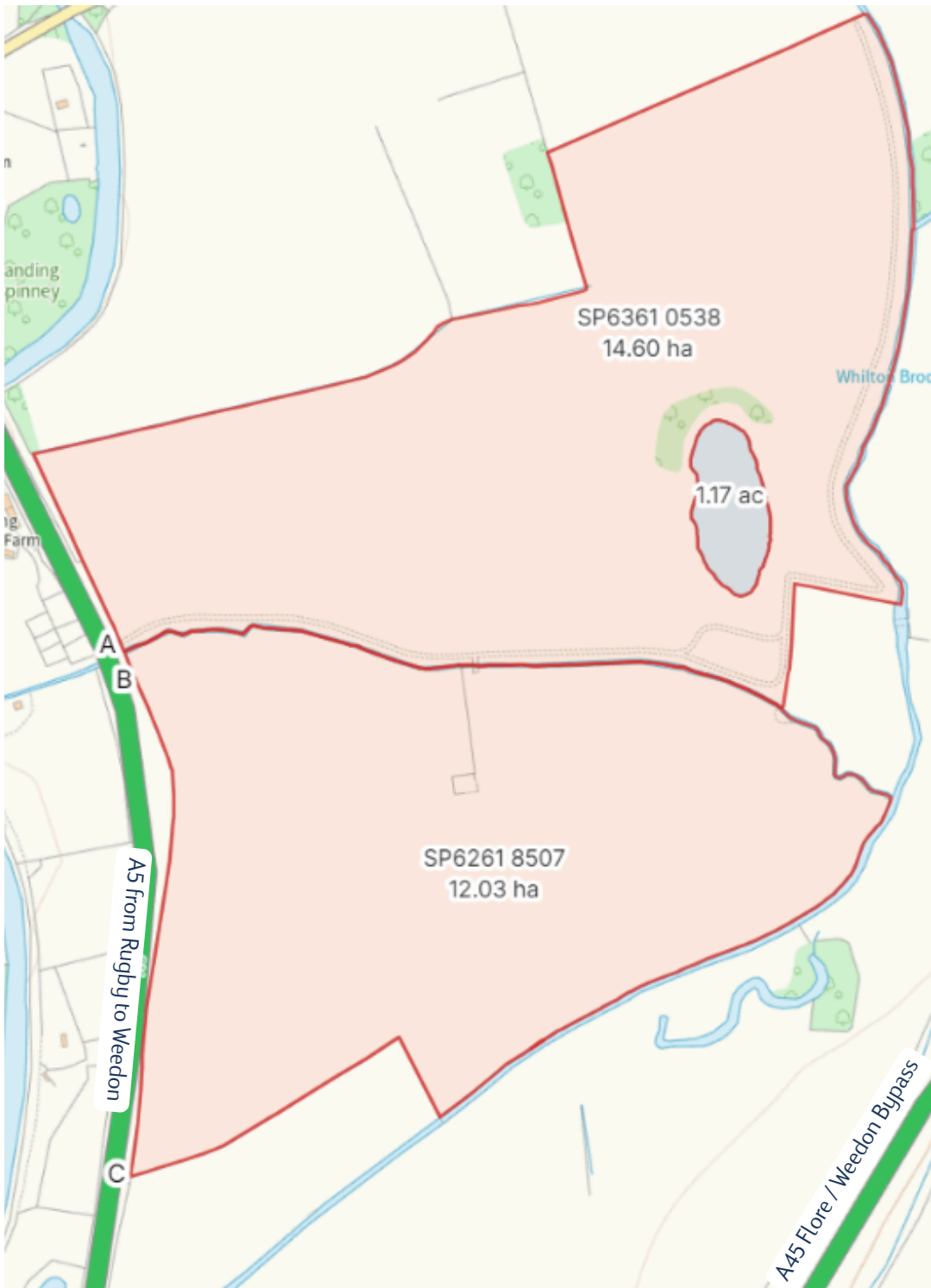
Fixtures & Fittings

Only those items specifically mentioned in these sale particulars are included within the sale. The other items are specifically excluded.

Mineral Rights

All mineral rights are believed to be held with the freehold owner and will be excluded from the sale of the land.





Plan, Area & Description

The property is sold as part of Title Number: NN306356.

Please note the field numbers quoted may not match the RPA field numbers. The plan is for identification purposes only.

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

Method of Sale

The property is offered for sale by private treaty, and any interested parties should submit their offer to the agent's Rugby office.

The vendors reserve the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from sale without prior notice.

Overage Clause

An overage clause will be included within the sale contract, reserving 30% of any increase in value due to any non-agricultural or non-equestrian development in relation to the land, that takes place within a period of 30 years from the date of the sale, triggered upon implementation of planning, sale or long lease.

Sporting & Timber Rights

All sporting and timber rights are believed to be held with the freehold owner and will be included within the sale of the land.

Easements, Wayleaves and Rights of Way

The land is crossed by a BPA high pressure pipeline. There are no public rights of way over the land.

It is assumed that the property benefits from all necessary rights of way, easements and wayleaves for services and access.



WhatThreeWords

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Local Authority

West Northamptonshire Council: Tel. 0300 126 7000.

National Grid: Tel. 0800 6783 105

Anglian Water: Tel. 03457 919 155

AMC

If you would like to discuss financing a purchase of agricultural land, please speak to one of our AMC agents (Tayla Cave or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.

Anti Money Laundering Regulations

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

Vendors Solicitors

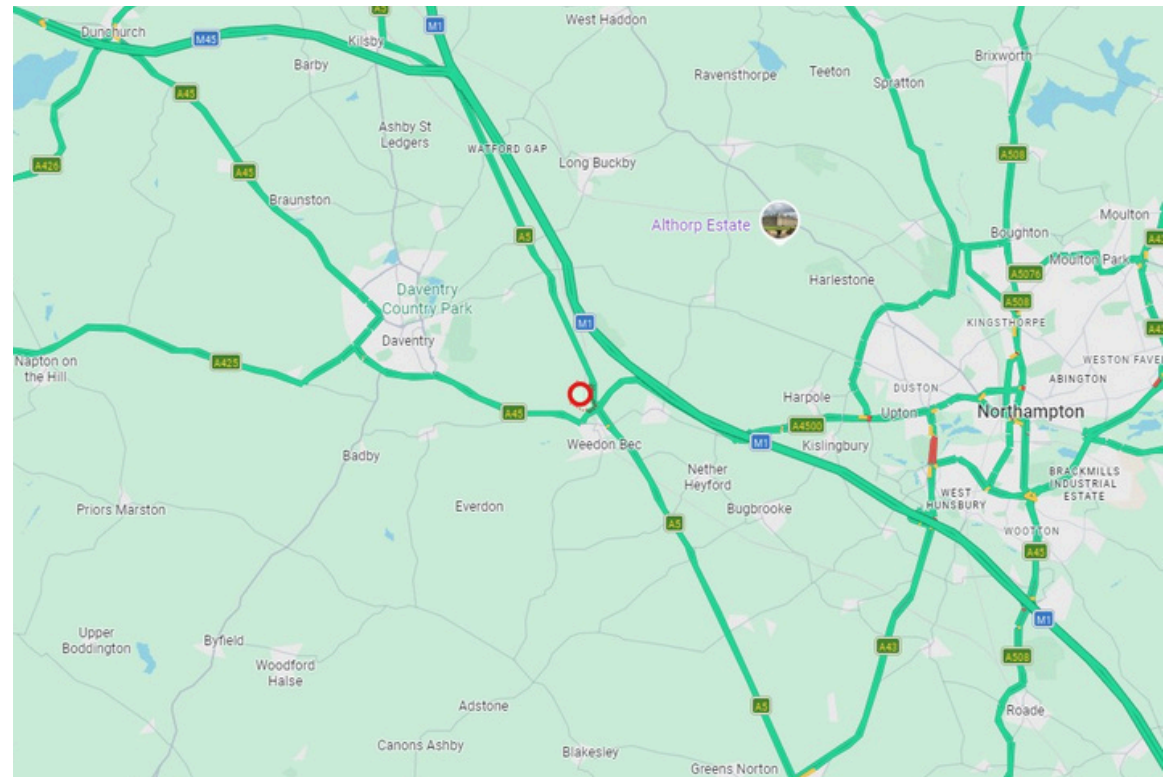
Rachel Smith

Arnold Thomson Solicitors, 205 Watling Street West, Towcester, Northamptonshire NN12 6BX

01327 633021 | rachel.smith@arnoldthomson.com

Viewing

Viewing is strictly by appointment through the agent's Rugby office 01788 564680 or email rugrural@howkinsandharrison.co.uk / lilly.wilson@howkinsandharrison.co.uk



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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