



Glebe Lane, Northampton, NN4 7AJ


**ANDREW
GRANGER & CO**


Part of

 **SHELDON
BOSLEY
KNIGHT** 
LAND AND
PROPERTY
PROFESSIONALS

£1,800 Per Annum

Description

A parcel of rough grassland extending to approximately 14.08 acres (5.69 Ha) (edged red on the plan).

The land previously been used for arable farming and requires fencing to be installed to all boundries and likely needs reseeding.

There is an agreement with the neighbouring occupier to move the fence to provide sufficient access however we do not believe it will be sufficient to allow for arble farming to take place.

Location and Situation

The land lies to the West of the village of Great Houghton, Northamptonshire and is approximately 2 miles outside of Northampton.

The land is accessed via Glebe Lane, which is a private road (shaded blue on the plan) owned by the landlord.

Land Classification and Soil Type

The land is classified as grade 3 agricultural land (DEFRA).

Soilscapes describes the soil as Slightly acid loamy and clayey soils with impeded drainage (Soilscapes 8).

Tenure

The land is offered to let on a Farm Business Tenancy or Common Law Tenancy from 19th June 2026.

Services

The Landlord is not aware of any services being connected to the site.

Boundaries

The land is bounded by a mixture of mature hedges and trees and partly by stock fencing.

Environmental Schemes

The Agent is not aware that the land is subject to any environmental schemes.

Wayleaves/Easements/Rights of Way

The Agents are aware of a footpath crossing the land along the northern edge. The agents are not aware of any further easements, wayleaves or rights of way.

Guide Rent

The rent is guided at: £1,800 (£130/acre)
The rent will be payable half yearly in advance.

The agents in lieu of rent will consider tenders with a rent free period to allow for improvements to be made.

Method of Letting

The land is offered by informal tender as follows:

Tenderers must complete a Form of Tender and return it by 12 NOON on Friday 5th June 2026 to:

Andrew Granger and Co Ltd
44 - 46 Forest Road
Loughborough
Leicestershire
LE11 3NP

or via email to: james.holgate@sheldonbosleyknight.co.uk or ruralag@sheldonbosleyknight.co.uk

Plan

The plan and red lines are provided for identification purposes only.

Viewing

The land may be viewed on foot at any reasonable daylight hours by persons in possession of a copy of these particulars.

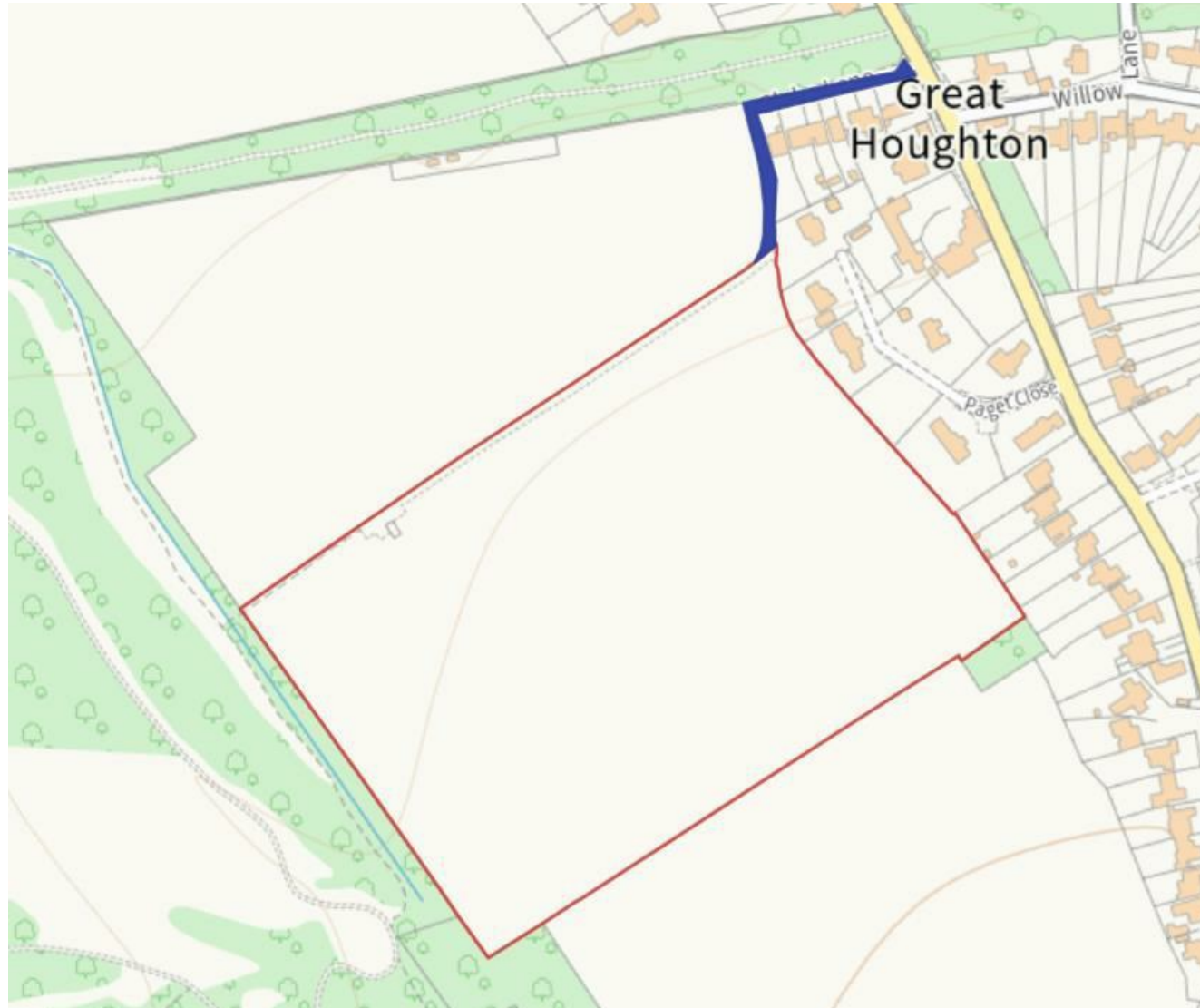
Further Information

For any further information, please contact :

James Holgate BSc (Hons)
Andrew Granger & Company, 44-46 Forest Road, Loughborough, LE11 3NP
Tel: 01509 243720
E-mail: james.holgate@sheldonbosleyknight.co.uk



Plan



For further information please email ruralag@sheldonbosleyknight.co.uk