



Land at Woodford, Kettering, Northamptonshire

Approximately **32.08 ACRES** (12.98 hectares)

FOR SALE BY PRIVATE TREATY as a Whole or in up to 3 Lots

Bletsoes
— EST. 1881 —

SITUATION

The property is located on the edge of the village of Woodford in the county of Northamptonshire, approximately 1 mile west of Junction 12 of the A14; 2 miles west of Thrapston; 6 miles east of Kettering; 17 miles north-east of Northampton; and 8 miles south-east of Corby. The property benefits from excellent road links with the A14 located to the north, which provides dual carriageway links to the A1 at Huntingdon and to the M11 at Cambridge to the east and the M1/M6 to the west.

DESCRIPTION

The property is well located to and adjoining the village of Woodford, with extensive road frontage and direct access off Mill Road. The property extends to approximately 32.08 acres (12.98 hectares).

The property has been farmed historically in arable production and comprises a single field previously cropped with combinable crops. The land is classified as Grade 3 according to the Agricultural Land Classifications Maps, and the soil is identified as being primarily of the Moreton Soil Association described as well drained clayey and fine loamy soil over limestone, according to the Soil Survey of England and Wales.

The land is offered for sale as a whole or in 3 lots. Lot 1 benefits from direct access off Mill Road beside Mill House Buildings. Lot 2 and 3 benefit from a shared access off Mill Road.

Lot 1 – Approximately 9.67 acres (3.91 hectares) coloured red on the attached plan, with direct access off Mill Road

Lot 2 – Approximately 13.08 acres (5.29 hectares) coloured blue on the attached plan, with direct access off Mill Road and provided a right of access to Lot 3

Lot 3 – Approximately 9.34 acres (3.78 hectares) coloured green on the attached plan, with a right of access off Mill Road over Lot 2 (hatched brown on the attached plan)

GENERAL INFORMATION

Method of Sale

The Property is offered for sale by Private Treaty as a whole or in up to 3 Lots

Tenure and Possession

The Property is offered for sale freehold with the benefit of vacant possession upon completion

Services

There are no services connected to the Property

Environmental Schemes

We understand that the Property is not entered into any agri-environmental schemes

Outgoings

The Property is subject to General Drainage Rates as levied by the Environment Agency

Planning and Local Authority

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

Sporting, Timber and Mineral Rights

We understand that the Sporting, Timber and Mineral Rights are included within the freehold in so far as they are owned.

Easements, Wayleaves and Rights of Way

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.

We are not aware of any easements, wayleaves or rights of way affecting the Property.

Boundaries

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

If the Property is sold in individual Lots, it will be the Buyer(s) responsibility to erect fencing on their boundary.

Nearest Postcode and What3Words

The nearest postcode for the property is NN14 4HH. The property can be found more precisely using the what3words mapping system reference of:

Lot 1 – ///legal.modifies.festivity

Lot 2 & 3 – ///respects.beep.inflating

Overage

The Seller will retain 35% of any uplift in value if planning permission is obtained for a development or change of use from agricultural, equestrian or horticultural use during the first 50 years after completion of the sale. The overage payment will be triggered upon disposal of the land with the benefit of planning permission or implementation of planning permission, whichever is sooner.

VAT

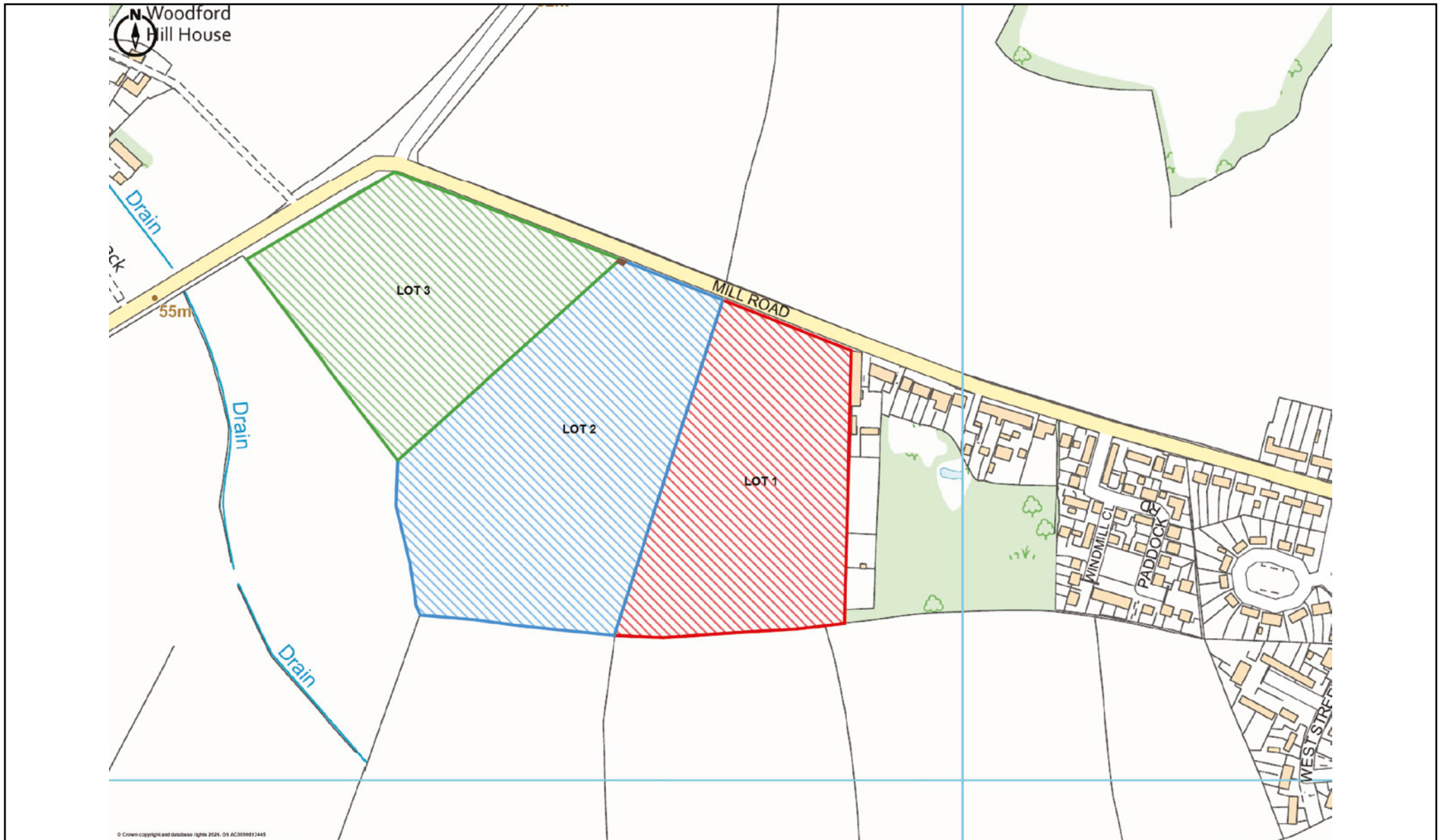
Should the sale of the Property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Buyer in addition to the purchase price.

Plans, Areas and Schedules

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

Declaration of Personal Interest

Section 21 of the Estate Agents Act 1979 requires an Estate Agent to disclose a personal interest. The Property is currently vested with the Executors of the late John Horrell. David Bletsoe is a joint executor and a Partner Member of Henry H Bletsoe and Son LLP.



Viewings

All viewings are strictly by appointment only through the Seller's Agent, Henry H Bletsoe and Son LLP, to be undertaken during daylight hours, on foot only, with a set of particulars in hand. Please contact Henry H Bletsoe and Son LLP on 01832 732241 to arrange a viewing of the Property.

Health and Safety

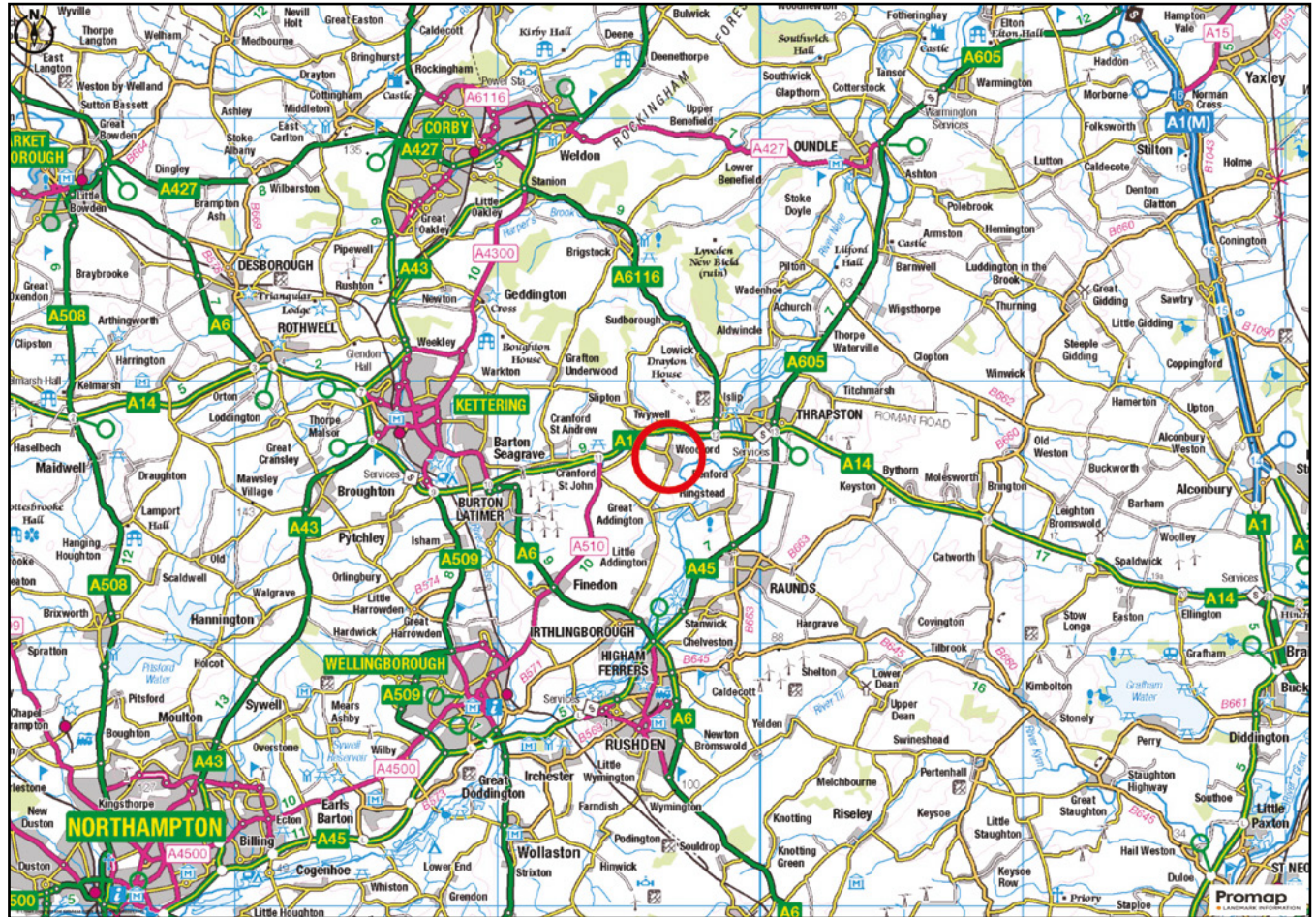
Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the property.

Measurements and 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 the Selling Agent, Henry H Bletsoe and Son LLP, who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Anti Money Laundering Regulations

Buyer(s) will be required to provide proof of identity and address and proof of funding to the Selling Agents following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.



IMPORTANT NOTICE Henry H Bletsoe and Son LLP for themselves and the Seller whose agents they are give Notice that: 1. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending Buyers and do not constitute part of an offer or Contract. Prospective Buyer(s) ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and details are given in good faith and are believed to be correct. Any intending Buyer(s) should not rely on them as a statement or representation of fact but must satisfy themselves when inspecting or otherwise as to the correctness of each of them. 3. No person in the employment of Henry H Bletsoe and Son LLP has any authority either to make or give any representation or warranty whether in relation to this property or these Particulars nor to enter in any contract relating to the property on behalf of the Seller. 4. No responsibility is accepted for any expenses incurred by the intending Buyer(s) inspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Buyer(s) shall be deemed to have full knowledge of the state and condition thereof including the ownership of any tree, boundary or part of the property. 6. Should any dispute arise between the Seller and Buyer(s) upon any point not involving a question of Law arising out of these Particulars, stipulations or plans as to interpretation, the dispute shall be referred to the Selling Agents, Henry H Bletsoe and Son LLP, whose decision shall be final and binding on all parties to the dispute and in every such referral the Selling Agents to decide how the costs of such reference shall be borne. Particulars prepared September 2026 and photographs taken July 2025.



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