



Land Off Northampton Road, Blisworth, Northamptonshire

Approximately **22.23 ACRES** (8.99 hectares) of Permanent Pasture

AVAILABLE AS A WHOLE OR IN TWO LOTS | FOR SALE AS A WHOLE

Bletsoes
— EST. 1881 —

SITUATION

The property is situated to the north of the attractive village of Blisworth, in the county of Northamptonshire, and is less than 6 miles from the centre of Northampton. Junction 15A of the M1 is approximately 4.5 miles away and the A45 approximately 3 miles away, resulting in excellent road connections north, south, east and west

DESCRIPTION

The property extends to approximately 22.23 acres (8.99 hectares) of permanent pasture and currently comprises two parcels of land. If required, the property could readily be offered as two separate lots.

Parcel 1 comprises the northern part of the property and extends to approximately 14.02 acres (5.67 hectares). The land slopes gently eastwards before becoming more level towards the eastern boundary. The parcel also benefits from a small pond.

Parcel 2 extends to approximately 8.22 acres (3.33 hectares) and is generally level in topography.

The boundaries of the property as a whole are formed by a combination of mature hedgerows, established trees and post-and-wire fencing, with palisade fencing forming the northern boundary.

The land has predominantly been used for sheep grazing in recent years and is well suited to continued livestock use. Given its location and characteristics, the property may also offer potential for amenity or other non-agricultural uses, subject to the necessary planning and other consents.

The principal access to the property is via an existing agricultural access directly onto Northampton Road. The property also benefits from a right of way from Northampton Road within the village, the route of which is shown on the plan at the rear of this brochure.

The land is classified as Grade 3 under the Agricultural Land Classification Maps of England and Wales.



The soils are identified as belonging to the Banbury Association in accordance with the Soil Survey of England and Wales. These are generally described as well-drained, brashy, fine and coarse loamy soils over ironstone, which are suitable for agricultural and livestock uses.

EASEMENTS, WAYLEAVES & 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.

Parcel one is subject to an oil pipeline running across the north-eastern corner of the land; a plan of this and the lease can be requested from the selling agents.

If the land was disposed of as two lots, a right of access from the agricultural access from Northampton Road would be reserved over Lot 1 to serve Lot 2.

METHOD OF SALE

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

TENURE & POSSESSION

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

SERVICES

There are currently no services connected to the property.

PLANNING & LOCAL AUTHORITY

The property is located within the administrative boundaries of West Northamptonshire Council

SPORTING, TIMBER & MINERAL RIGHTS

We understand that the mineral and timber rights are included in the freehold sale, insofar as they are owned

ENVIRONMENTAL SCHEMES

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

FLOOD ZONE

The property is located entirely in Flood Zone 1

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 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.

VIEWINGS

Viewings of the property or rights attached must be undertaken in daylight hours, on foot only, with a set of these particulars in hand.

NEAREST POSTCODE

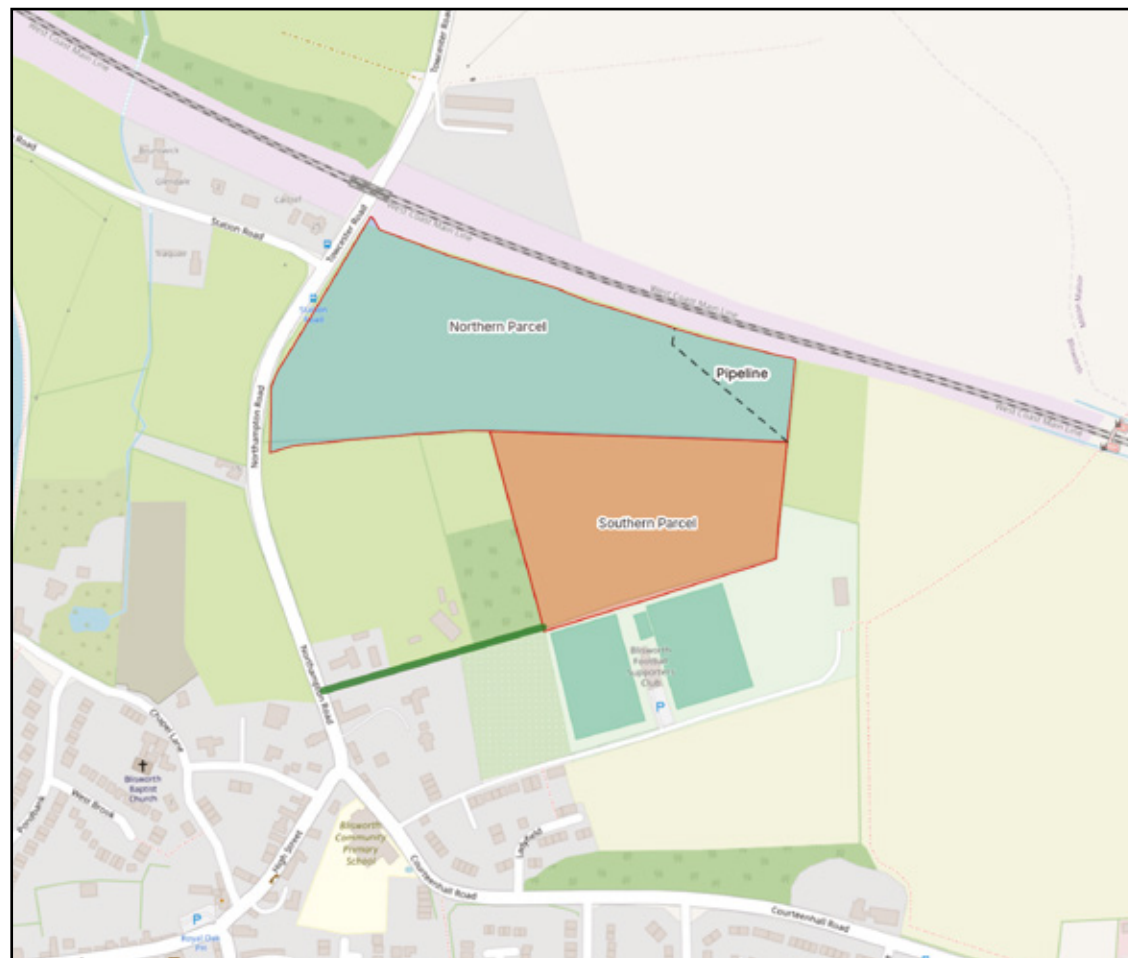
The nearest postcode is NN7 3DN and the property can be found more precisely using the what3words mapping system reference of ///crouches.foggy.quite

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 September 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: October 2026.