



Land off Berryfield, Long Buckby, Northamptonshire  
NN6 7RQ

HOWKINS &  
HARRISON

# Land off Berryfield, Long Buckby, Northamptonshire NN6 7RQ

A conveniently positioned block of pastureland on the edge of Long Buckby village, with potential for long-term development or alternative uses (subject to planning).

Extending to 12.56 acres (5.08 ha).

## Distances

- Daventry: 6 miles
- M1 J16: 9 miles
- Northampton: 10 miles
- Rugby: 12 miles
- Towcester: 14.5 miles

## Situation

The land is situated on the northeastern edge of the village of Long Buckby, Northamptonshire. Long Buckby provides a wide variety of everyday services, amenities and employment opportunities.

The nearby market towns of Daventry (6 miles southwest) and Northampton (10 miles southeast) provide an extensive range of local amenities and services, together with education and employment opportunities. Both Long Buckby and Northampton provide access to mainline railway services to London Euston and Birmingham New Street. The land also benefits from excellent road links with the A5, A45 and A428 providing access to the nearby motorway network of the M1 and M6.

The situation of the land is shown on the attached location plan.







## Schedule of Acreages

Sheet no.	Parcel no.	Description	Acres	Hectares
SP6367	2684	Pasture	1.18	0.48
SP6367	3187	Pasture	0.65	0.26
SP6367	3391	Pasture	0.79	0.32
SP6367	4092	Pasture	0.97	0.39
SP6367	5198	Pasture	3.71	1.50
SP6368	6010	Pasture	4.91	1.99
		Access tracks & Footpath	0.35	0.14
<b>Total</b>			<b>12.56</b>	<b>5.08</b>

## Description

The property comprises a block of undulating pastureland with mature tree and hedgerow boundaries extending to 12.56 acres (5.08 ha) in all. The land has been subdivided with stock fencing into 6 parcels of varying sizes, as per the schedule below. Access is via a short track between two residential properties, off the public highway known as Berryfield.

According to Natural England, the land is classified as Grade 3 on the Agricultural Classification Maps, being a slowly permeable slightly acid but base-rich loamy and clayey soil.

The agent believes that the land is suitable for continued and improved agricultural use, with some long-term development potential or change of use to equestrian or alternative uses, subject to obtaining the necessary planning consents.

## Tenure & Possession

The property comprises Title No. NN182460 and is subject to a Grazing Licence until 30<sup>th</sup> April 2026.

The intention is to exchange and complete as soon as practically possible. Vacant possession will be given upon completion.

## Rights of Way

The land is crossed by two footpaths, the routes of which have been fenced either side.

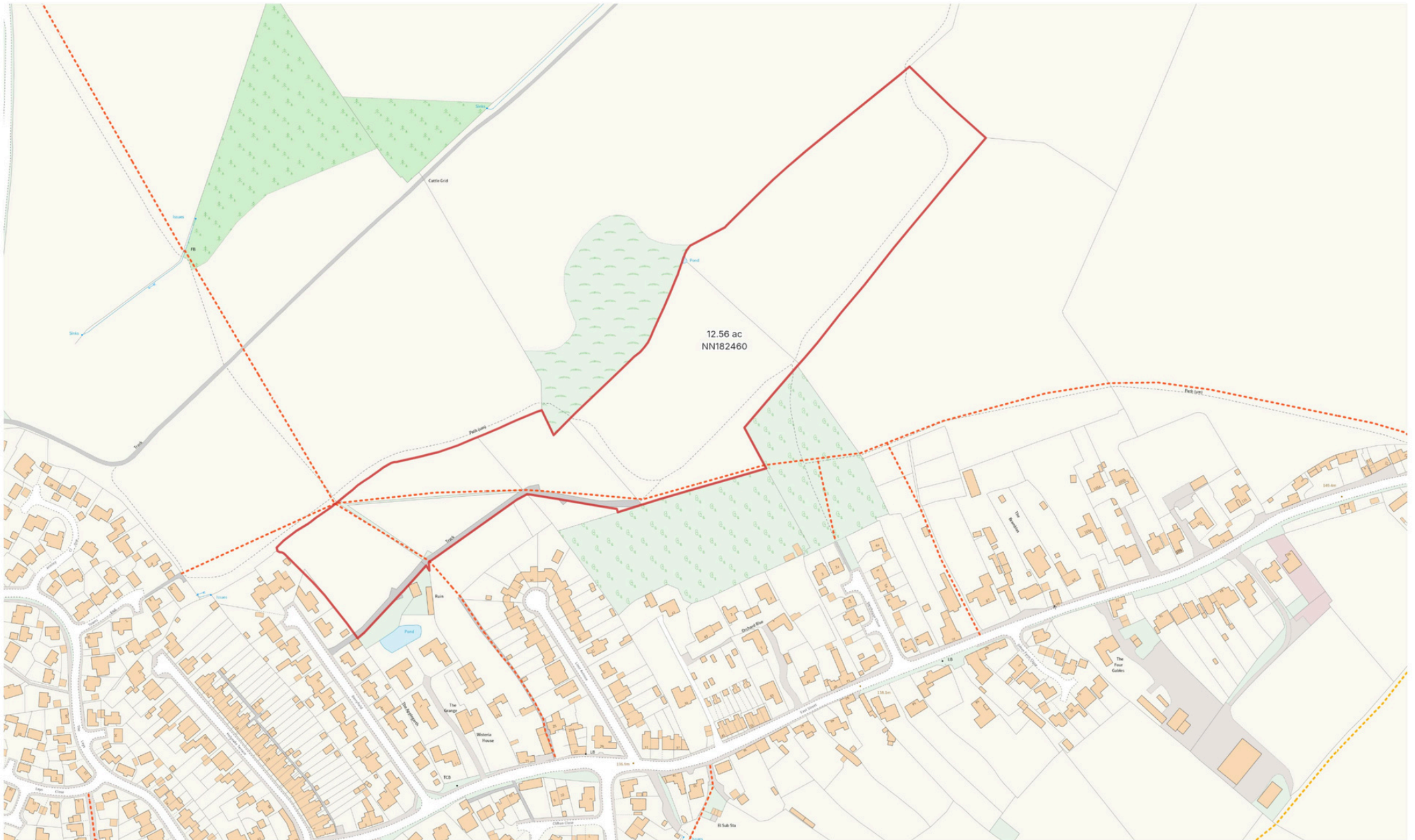
It is assumed that the property benefits from all necessary rights of way, easements and wayleaves for services and access.

## Services

The property benefits from a mains water connection which feeds the water troughs situated on the land. We are not aware of any other services connections.

## Overage Clause

An Overage Clause will be included within the sales contract which will reserve 30% of any increase in value due to any non-agricultural or non-equestrian development that takes place on the land for a period of 30 years from the date of sale. The Overage will be triggered either upon implementation of the planning consent or a sale.



## Plan, Area & Description

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 misdescription. The plan is for identification purposes only.

## 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.

## Method of Sale

The property is offered for sale by private treaty and any interested party should submit their offers to the Agent's Rugby Office.

## Local Authority & Utilities

West Northants District Council Tel: 0300 12670000  
Northamptonshire County Council Tel: 01536 416409  
Western Power Tel: 0800 6783105  
Anglian Water Tel: 03457 919 155

## Vendors Solicitor

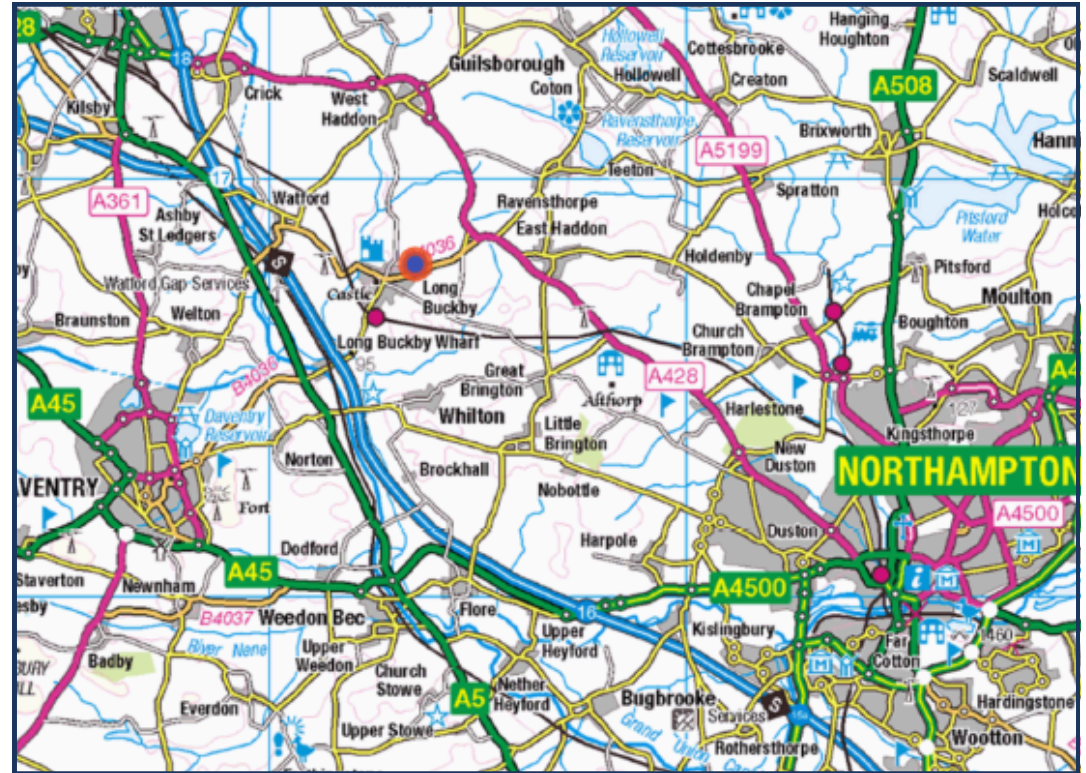
Kira Luka-Langley - 01604 887452

Max Engel Solicitors  
21-27 Tudor Court  
Wootton Hope Drive  
Northampton  
NN4 6FF

## Viewing

Viewing of the property can be undertaken in daylight hours with a copy of these particulars to hand.

Please be aware that livestock graze the pasture land, therefore please keep gates closed and take appropriate biosecurity measures.



### 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.

## What3Words

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