



Marston Hill, Marston St Lawrence

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

An exciting opportunity to purchase approximately 13.02 Acres (5.27 ha) of pastureland to the North of the village of Marston St Lawrence, Northamptonshire. The land divided into two enclosures of gently undulating pasture.



Guide Price £140,000



DESCRIPTION

An exciting opportunity to purchase approximately 13.02 acres (5.27 hectares) or thereabouts of pastureland to the North of the village of Marston St Lawrence, Northamptonshire. The land is divided into two enclosures of gently undulating pasture. The property is surrounded by a mixture of mature hedging and post and wire fencing.

LOCATION

The land parcel is accessed off Marston Hill Lane, on the edge of the village of Marston St Lawrence. Marston St Lawrence is approximately 5 miles to the North West of the Town of Brackley and approximately 6 miles to the East of the Market town of Banbury.

The land will be clearly identifiable by our 'For Sale' board at the gateway.

What3Words:///punctuate.tell.archduke

GUIDE PRICE

The land is marketed at a guide price of £140,000

METHOD OF SALE

Offers are to be submitted in writing by 12 noon on Friday 31st July 2026.

Offers should include the following information:

1. All offers are to be expressed in pounds sterling
2. Offers should not be made by reference to any other offers
3. Offers should state whether offers are for cash or dependent on borrowing/funding.
4. The vendors and selling agents advise all offers be received via email to the following email address james.holgate@sheldonbosleyknight.co.uk – a confirmation of receipt will be sent.

LAND CLASSIFICATION AND SOIL TYPE

The land is classified as Grade 3 (being good to moderate). Soilscape defines the soil type as: Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

TENURE

The land for sale is freehold with vacant possession available from 29th September 2026.

LOCAL AUTHORITY

West Northamptonshire Council
One Angel Square
Angel Street
Northampton
NN1 1ED

SPORTING, TIMBER & MINERAL RIGHTS

All sporting, timber and mineral rights, where owned, are included in the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The agents understand a pylon is situated on the land and are awaiting a copy of the agreement.

However, the property is sold subject to any other wayleaves, public or private rights of way, easements, covenants and all outgoing, whether mentioned in the sales particulars or not.

FLOOD ZONE

All of the land is located within Flood Zone 1 (Low Probability).

SERVICES

The land does not benefit from any mains services.

DEVELOPMENT UPLIFT CLAUSE

The property will be sold subject to an uplift clause whereby 30% of any increase in value arising from development or the grant of planning permission (excluding uses for agriculture and equestrian purposes) will be payable to the vendor for a period of 50 years from the date of completion.

ENVIRONMENTAL SCHEMES

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

LAND REGISTRY

The land is registered with the Land Registry and is title number NN292834.

VAT

In the event that any part of the land is subject to VAT, this will be payable by the purchaser in addition to the purchase price.

RATES AND OTHER OUTGOINGS

The property is sold subject to any other rates and outgoing which the purchaser will be liable for.

VIEWINGS

Viewing of the land may take place at any time during daylight hours by persons in possession of a copy of these particulars.

PLAN

The plan with red lines are based on Ordnance Survey data and provided for reference purposes only. The vendor not the Vendor's agent are responsible for defining the boundaries or the ownership.

FURTHER INFORMATION

For any further information, please contact James Holgate BSc (Hons)

Tel: 01509 243720

Email: james.holgate@sheldonbosleyknight.co.uk



PLAN



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MAP





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