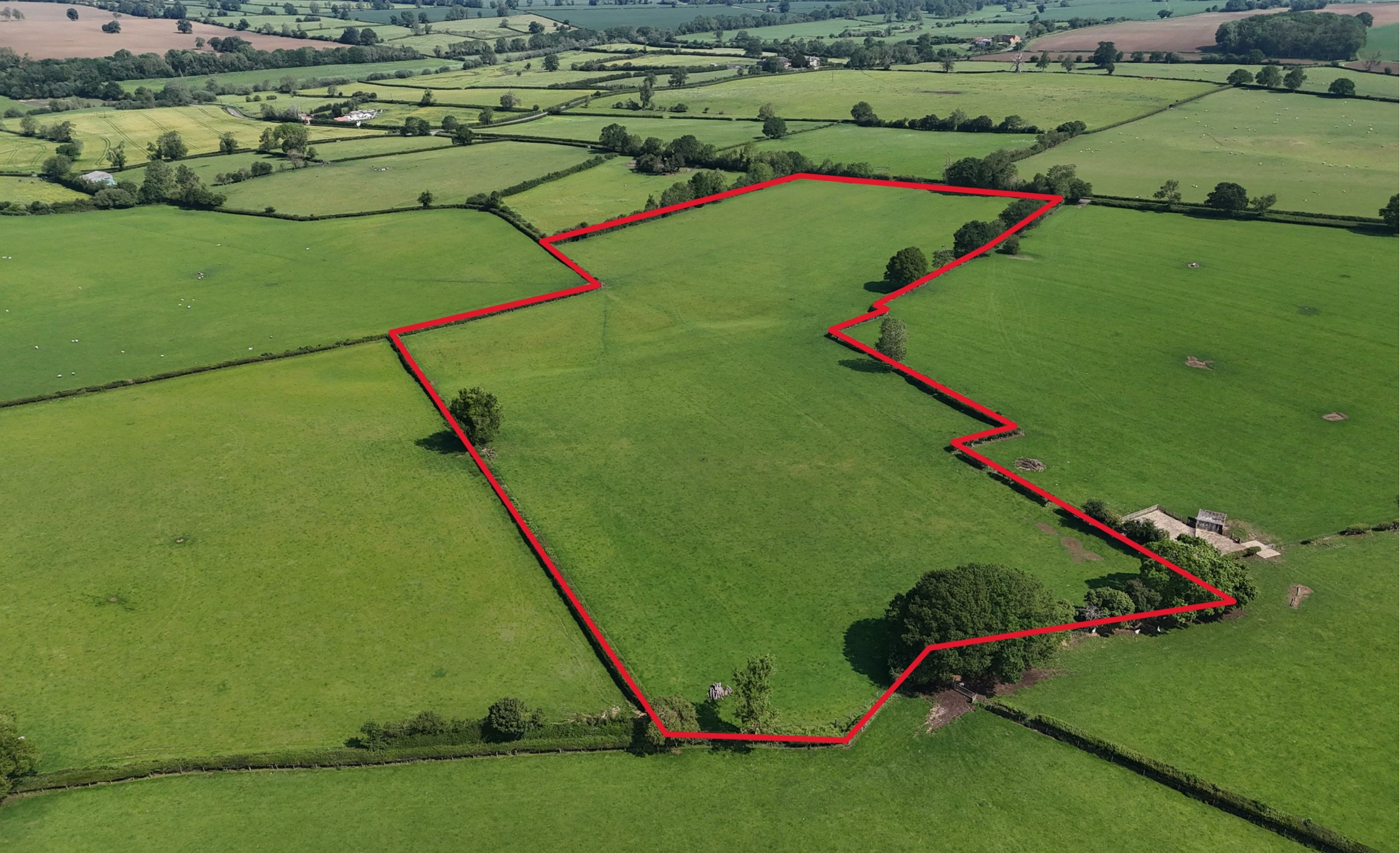




Land off Abthorpe Road, Abthorpe, NN12 8WB


**ANDREW
GRANGER & CO**


Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

DESCRIPTION

An exciting opportunity to purchase approximately 13.79 Acres (5.58 ha) of pastureland to the south of the village of Abthorpe, Northamptonshire. The land is a single field 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 Abthorpe Road, less than one mile to the south east of Abthorpe. Abthorpe village is approximately 3 miles to the West of the town of Towcester and 7 miles to the East of the Town of Brackley.

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

What3Words:///leathers.mile.observe



Guide Price £140,000



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.

SPORTING, TIMBER & MINERAL RIGHTS

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

LOCAL AUTHORITY

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

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The agents are not aware of any rights of way, wayleaves or easements across the land.

However, the property is sold subject to any other wayleaves, public or private rights of way, easements, covenants and all outgoings, 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 a development uplift clause whereby 30% of any increase in value arising from development, implementation or the sale with the benefit of planning consent (excluding uses for agriculture and personal equestrian purposes), will be payable to the vendor for a period of 50 years from the date of completion.

ENVIRONMENTAL SCHEMES

The agent is aware that the land is entered into a Countryside Stewardship scheme which ends in December 2026

LAND REGISTRY

The land is registered with the Land Registry and is title number NN292746.

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 Peter Chennells BSc (Hons) MSc MRICS

Tel: 01509 243720

Email: peter.chennells@sheldonbosleyknight.co.uk



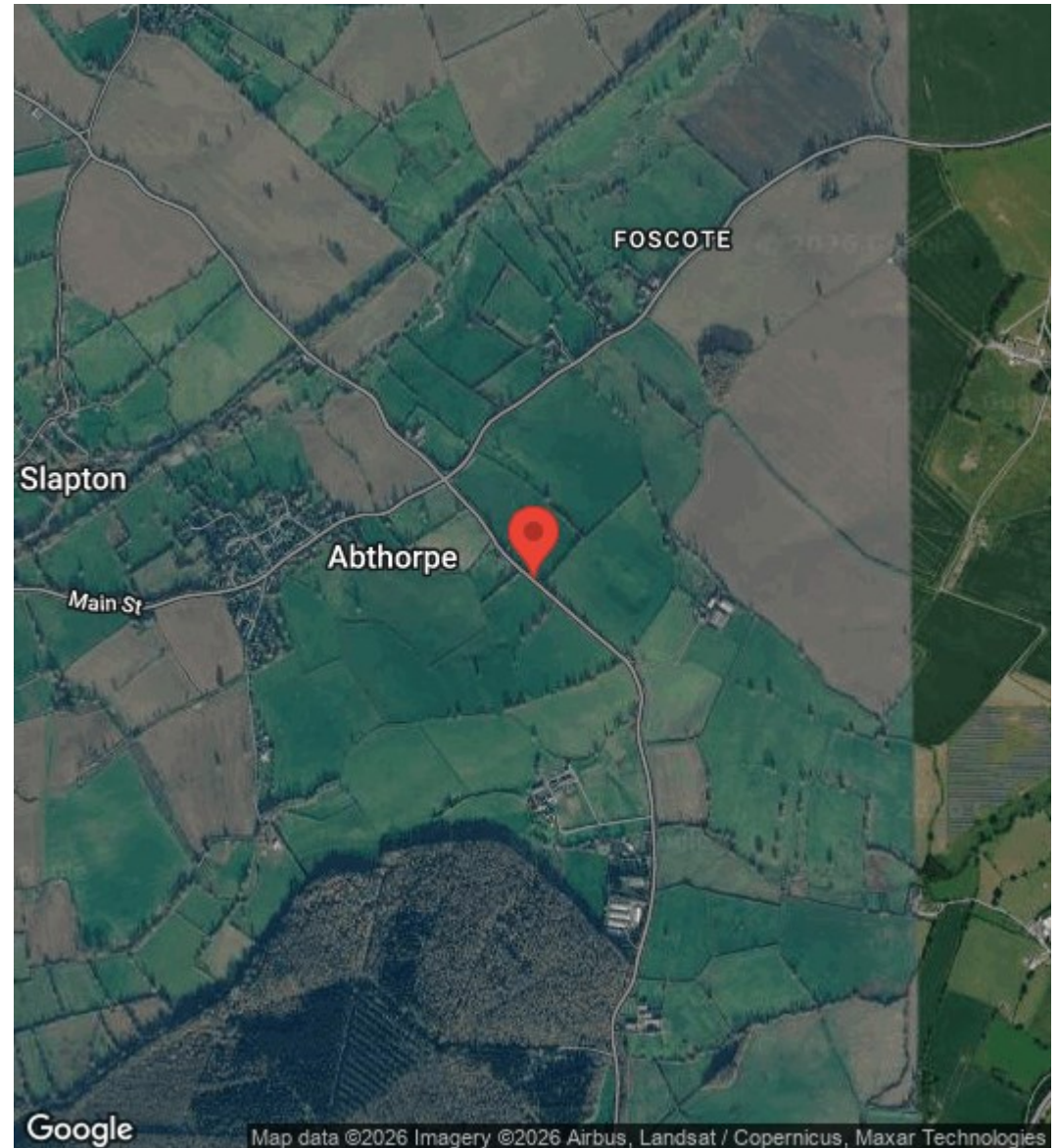
PLAN



Produced on Land App, Jun 17, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059522)



MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



Andrew Granger & Co is the trading name of SBK Professional Services Ltd. Registration No. 13179151. Registered office: 1 Bridge Street, Evesham, Worcestershire, WR11 4SQ. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:- 1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract. 2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars. 3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only. 4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors. 5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828. 6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.