

Brampton Ash Estate

NEAR MARKET HARBOROUGH



Brampton Ash Estate

NEAR MARKET HARBOROUGH,
NORTHAMPTONSHIRE/LEICESTERSHIRE BORDER

*An Exceptional Agricultural, Sporting and Woodland Estate
Extending to Approximately 856.86 Acres (346.76 Hectares)*

For Sale by Private Treaty – As a Whole or in Two Lots

Lot 1 – Main Estate (Approx. 834.39 acres)

Lot 2 – Red Hovel and grassland (Approx. 22.47 acres)



KING WEST

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Land & Estate Agents • Commercial • Town Planning & Development Consultants
Offices: Market Harborough • Stamford

This brochure is intended for guidance only and does not constitute part of any offer or contract.

Executive Summary

- Ring-fenced agricultural, sporting and amenity estate extending to approximately 856.86 acres (346.76 hectares)
- Offered mainly freehold (856.00 acres) with minor leasehold interest (0.86 acres)
- Predominantly in - hand, other than leased woodland
- Productive arable and pastureland
- Attractive mature woodland
- Centrally – located Shoot Lodge and associated traditional brick – built buildings with development potential
- Traditional brick-built farm buildings with development potential
- Accessible yet secluded rural location
- Offered for sale as a whole or in two lots

Situation & Location

Brampton Ash Estate is situated near Market Harborough, on the borders of South Leicestershire and North Northamptonshire. The property enjoys a strategic yet peaceful rural location, benefiting from excellent transport connections.

The Estate Lies:

- South of the A427
- North of the A6
- Accessible to A14 (3 Miles)
- Within easy reach of Leicester, Northampton and London via mainline rail
- Accessible to East Midlands Airport (30miles) and Birmingham International Airport(40miles)

Market Harborough provides a wide range of services, schooling, and mainline rail connections to London St Pancras.

The Estate lies within the Pytchley Hunt country, with further hunting nearby with the Fernie, Cottesmore and Quorn Hunts in an area renowned for field sports.



The Estate

The property comprises the central and major core of the former Brampton Ash Estate and it now extends to approximately 856.86 Acres (346.76 Hectares). The land is arranged in two adjacent blocks either side of the minor public road linking Brampton Ash village to the north, to Hermitage hamlet to the south.

The eastern block only is affected by public rights of way, and to a limited extent.

The gently undulating land form with a mainly southerly aspect, provides for productive farming, and strategically – located woodland combining to provide significant sporting and amenity appeal.

Land use Area (Approx)

In total the estate comprises approximately:

LOT 1: Main Estate

Arable Land	528.56 acres (Includes 0.86ac leasehold)
Pasture	28.26 acres
Woodland	124.28 acres
Buildings,roads/tracks/water	4.20 acres
Leased Woodland	149.09 acres
Total Lot 1	834.39 acres

LOT 2: Red Hovel and Pasture

Woodland	0.15 acres
Pasture	22.21 acres
Buildings	0.11 acres
Total Lot 2	22.47 acres

ESTATE TOTAL	856.16 acres
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Farmland

The land is gently undulating with a mainly southerly aspect being conducive to highly productive farming and suitable for the growing of high yielding winter cereals and grass. It is being classified Grade 3 in the former MAFF Land Classification Series.

The soils are predominantly freely draining, slightly acidic, and base-rich, together with slowly permeable, seasonally wet clay soils (source Soil Maps of England & Wales 1983)

The land lies within a Nitrate Vulnerable Zone, and the arable land is currently farmed under a Contract Farming Agreement, expiring after – harvest 2026.

Grassland is occupied in-hand and under short – term grazing agreements

Further details are available to interested parties upon application to the Vendors agents, as part of the Information Pack.



In-Hand Woodland

The estate benefits from approximately 124.28 acres of mature woodland, mainly indigenous hardwood species in character and managed both for timber production and for amenity/ sporting. These areas enhance biodiversity, sporting interest and amenity value, and provide opportunities for conservation, carbon and natural capital initiatives.

All in-hand timber rights insofar as they are owned, are included in the sale

Leased Woodland

Brampton Wood extending to 149.09 acres is let subject to a 999 - year lease which commenced 11th August 1958 in favour of the Forestry Commission at an annual rent of approximately £18.00.

Further details are available to interested parties upon application to the Vendors agents, as part of the Information Pack.



Buildings

Shoot Lodge

And associated traditional buildings

This centrally - located range of traditional brick-built former farm buildings, forming part of Lot 1, are currently used as a well – appointed shoot lodge and for general farm storage. The buildings may offer potential for alternative uses under permitted development, subject to obtaining the necessary consents.

All items normally designated as tenant’s fixtures and fittings are excluded from the sale, although some may be available to a purchaser by separate negotiation.

Details of existing change of use planning permission are available to interested parties upon application to the Vendors agents, as part of the Information Pack.

Red Hovel

A separate range of traditional agricultural buildings, positioned towards the northeastern edge of the eastern block and forming part of Lot 2, are currently used for informal farm storage.

These buildings offer strong potential for conversion or redevelopment, subject to necessary planning consents. A pre-application application for residential use has been submitted to North Northamptonshire Council, supported by a detailed structural survey report.

Further details are available to interested parties upon application to the Vendors agents, as part of the Information Pack.



General Remarks & Stipulations

Planning and Local Authority

The property lies within the North Northamptonshire Council unitary administrative district, subject to countryside planning policies and located outside settlement boundaries and conservation areas.

However, it is believed there may be potential for change of use of the buildings under Classes Q (residential) and R (commercial/employment), subject to obtaining the necessary consents. Prospective purchasers are advised to make their own planning enquiries to.

North Northamptonshire Council

Strategic Policy, Design & Delivery
Cedar Drive, Thrapston, NN14 4LZ
Telephone: 0300 126 3000
Email: planningpolicy@northnorthants.gov.uk

Services

- Mains water supply is available to the Shoot Lodge and to other parts of the Estate.
- Mains electricity is available to the Shoot Lodge

Further details are available to interested parties upon application to the Vendors agents, as part of the Information Pack

Tenure & Possession

Some 855.30 acres are offered freehold, as detailed under Land Registry Title No. NN296886, and a further 0.86acres as a 999-year leasehold interest which is shown by a solid green line on the plan annexed to these particulars.

The whole is offered with vacant possession, apart from Brampton Wood (approximately 149.09acrs), described above.

Further details are available to interested parties upon application to the Vendors agents, as part of the Information Pack.



Wayleaves & Easements

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, whether specifically mentioned or not

Further details are available to interested parties upon application to the Vendors agents, as part of the Information Pack.

Adjacent Farmland

The Vendor has for some years occupied 50.88 acres of adjacent arable land on a Farm Business Tenancy. Enquiries of the adjacent landowner suggest the successful purchaser may continue this arrangement.

Further details are available to interested parties upon application to the Vendors agents, as part of the Information Pack.

- **ENVIRONMENTAL & SUBSIDY SCHEMES** There are currently no Environmental Stewardship agreements in place and no usable Basic Payment Entitlements Whilst in the past there have been Forestry Grant schemes in place there are no such schemes currently in operation.

Details of previous schemes are available to interested parties upon application to the Vendors agents, as part of the Information Pack.



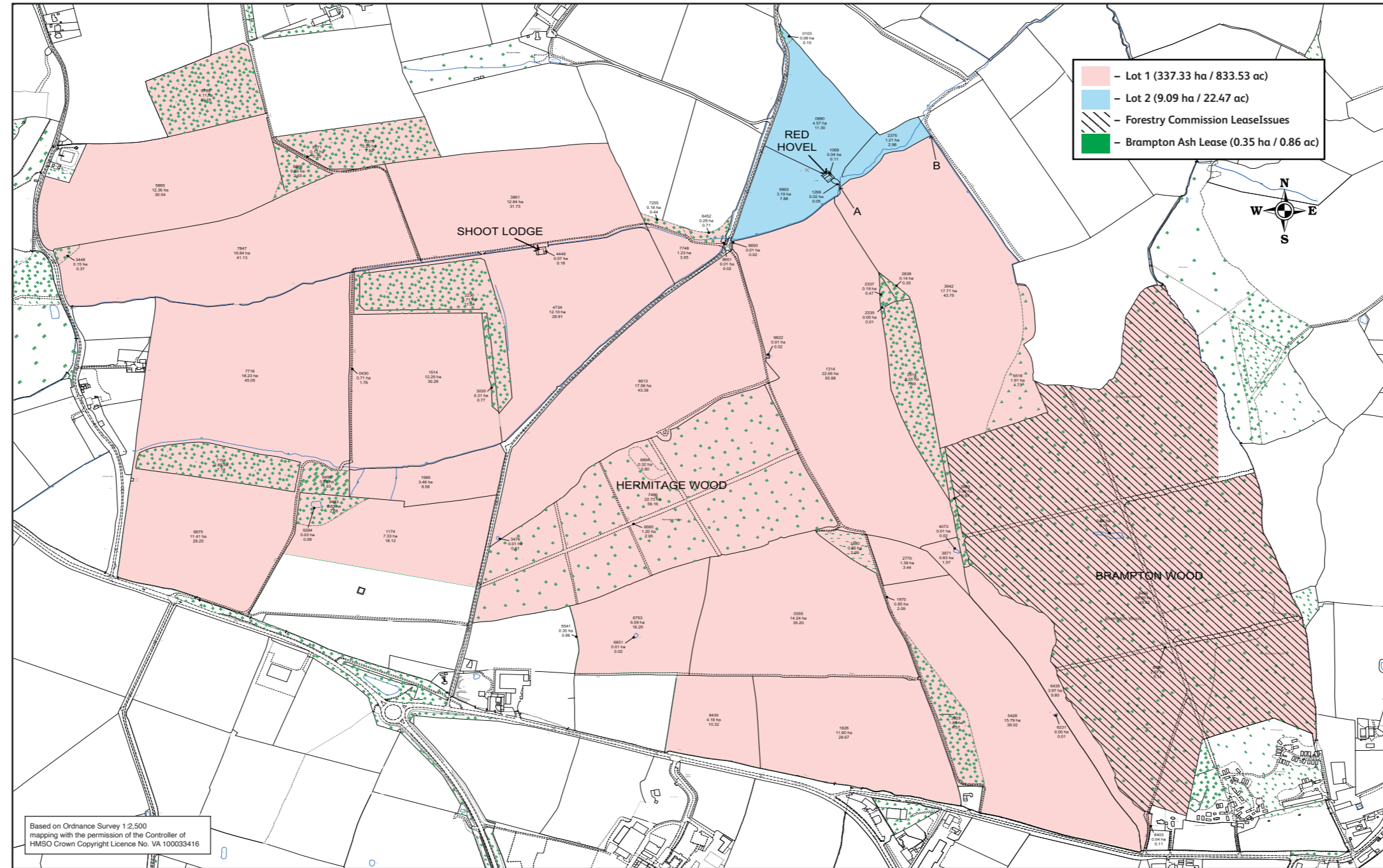
Sporting & Amenity

The Estate has for many years been managed for conservation, environmental enhancement and amenity uses, with the creation of a renowned pheasant and partridge shoot, both driven and walked-up. The property is therefore well suited to private ownership, institutional investment, and to natural capital projects.

All items associated with the shoot normally designated as tenants' fixtures and fittings are excluded from the sale, although some may be available to a purchaser by separate negotiation.

In the recent past, short-term licences have been negotiated with the Forestry Commission for limited use of Brampton Wood in connection with organised shoot days, although there are currently no such arrangements in place.

Further details are available to interested parties upon application to the Vendors agents, as part of the Information Pack.



Lotting

Lot 1 – Main Estate

Approx. **834.39 acres** including arable land, woodland, pasture and shoot lodge.

Lot 2 – Red Hovel

Approx. **22.47 acres** including traditional farm buildings and surrounding grassland.

Plans & Schedules

A full schedule of the Estate and associated plans are available to interested parties upon application to the Vendors agents, as part of the Information Pack.

Method of Sale

The property is offered for sale by Private Treaty, as a whole or in two lots. The vendor reserves the right to conclude the sale by informal tender or best and final offers.

Solicitors

Knights
Victoria, Hudson Quarter, York, YO1 6AB

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Main: 01904 949200

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Viewings

Strictly by appointment through the selling agents. Viewings are permitted during daylight hours only.

Important Notice

Prospective purchasers must satisfy themselves as to the accuracy of all information, boundaries, services, planning and areas. Plans are for identification purposes only and are not to scale.

Contact

Rupert West FRICS on 07801 635080; rwest@kingwest.co.uk

Jessica Deacon on 07557 111651; jdeacon@kingwest.co.uk

For further information or to arrange a viewing, please contact the selling agents.





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