



Church Farm, Luddington-in-the-Brook, Northamptonshire

Arable Land and Buildings. In all, approximately **294.11 ACRES** (119.04 hectares)

FOR SALE BY PRIVATE TREATY as a Whole or in up to Four Lots

Bletsoes

EST. 1881

SITUATION

Church Farm is situated to the north of the village of Luddington-in-the-Brook, on the Northamptonshire/Cambridgeshire border, directly adjacent to the northern boundary of the village. The village of Great Gidding lies approximately 0.5 miles to the east and benefits from a convenience store, village hall, playing field and play park, together with The Fox & Hounds Public House.

The property is approximately 5 miles from the popular market town of Oundle, which lies on the banks of the River Nene. Oundle offers a wide variety of places to eat and drink, as well as Oundle School, an array of independent shops and leisure facilities. The cathedral city of Peterborough is situated approximately 11 miles to the north-east of the property, and the market town of Thrapston is approximately 7.5 miles to the south-west.

The property is well placed for road connections, lying between the A605 to the east, which connects the A1 with the A14 and A45, and the A1(M), which provides access to London and the North. The property is approximately 6 miles from Junction 15 of the A1(M). Peterborough railway station, situated approximately 16 miles away, offers direct services to London King's Cross in under 50 minutes on the East Coast Main Line, together with direct services to Cambridge, Stansted Airport and Birmingham.

GENERAL

The property comprises a compact and well-equipped commercial arable holding extending in total to approximately 294.11 acres (119.04 hectares), with a useful range of buildings and a proportionate amount of concrete yard space. The property has extensive road frontage onto Gypsy Lane and Hemington Road.

The arable land in total extends to approximately 292.72 acres (118.48 hectares) in good sized, regular shaped fields, with numerous access points off Gypsy Lane, which bisects the land, and a single access point off Hemington Road.

The buildings comprise a useful range of traditional and modern buildings extending in total to approximately 21,500ft², arranged around a central yard with two commodious access points to Gypsy Lane.

The land is classified as Grade 3 according to the Agricultural Land Classification maps, and the soil is identified as being primarily of the Hanslope Soil Association described as a slowly permeable clay soil according to the Soil Survey of England and Wales.

The property is available for sale as a whole, or in up to 4 Lots.

LOT 1 – GRAIN STORES (COLOURED PURPLE ON PLAN)

Approximately 0.39 acres (0.16 hectares)

Lot 1 comprises two purpose-built grain stores (Buildings 1 & 2) of portal frame construction, providing a combined storage capacity of approximately 1,000 tonnes, together with concrete floors, grain-retaining walls and large access doors. In addition, there are two traditional red brick buildings (Buildings 3 & 4) used for storage. The buildings are accessed from Gypsy Lane, which forms the eastern boundary, and sit within 0.39 acres of farmyard. Buildings 1 & 2 had the benefit of Prior Approval under Class Q(A) for the change of use to four dwellings, reference NE/21/00549/PDU, which confirmed that the principle of development was acceptable. The decision date was 27 May 2021, meaning that the Prior Approval has now lapsed.

LOT 2 – BUILDINGS & YARD AREA (COLOURED BLUE ON PLAN)

Approximately 1.00 acres (0.40 hectares)

Lot 2 comprises a range of traditional red brick buildings (Buildings 5 to 10), together with a former livestock building which has been converted for use as a grain store (Building 11).

Buildings 5 to 10 were formerly used as livestock housing but in recent years have been repurposed. They are of red brick construction with concrete floors and corrugated roofs, and benefit from a mixture of roller shutter, sliding and personnel access doors.

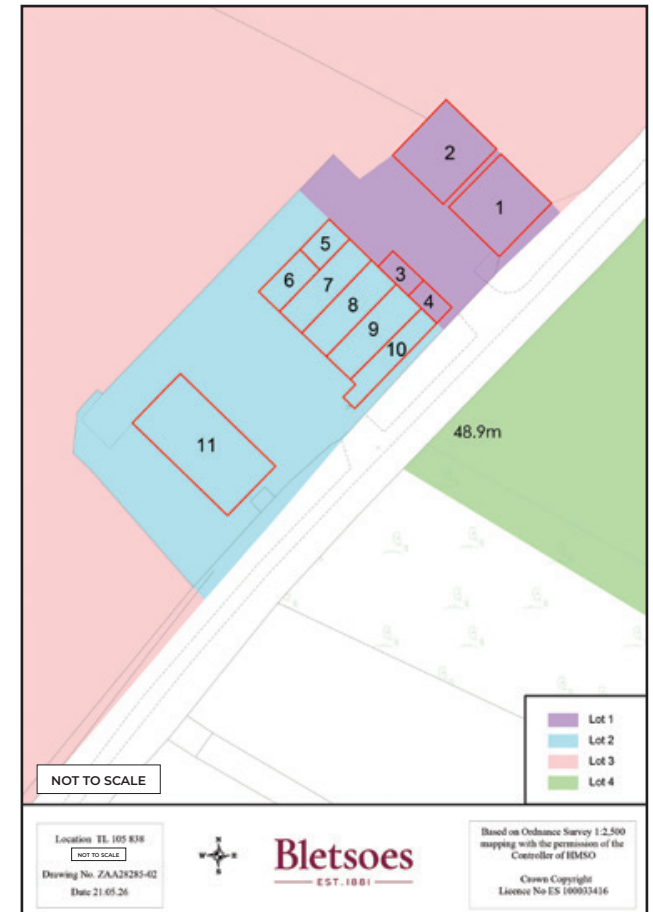
Building 11 is a modern portal frame building, which was constructed for livestock housing. It has been converted to a grainstore providing storage capacity of approximately 700 tonnes, with concrete floor, grain-retaining walls, and a grain elevator with associated intake pit.

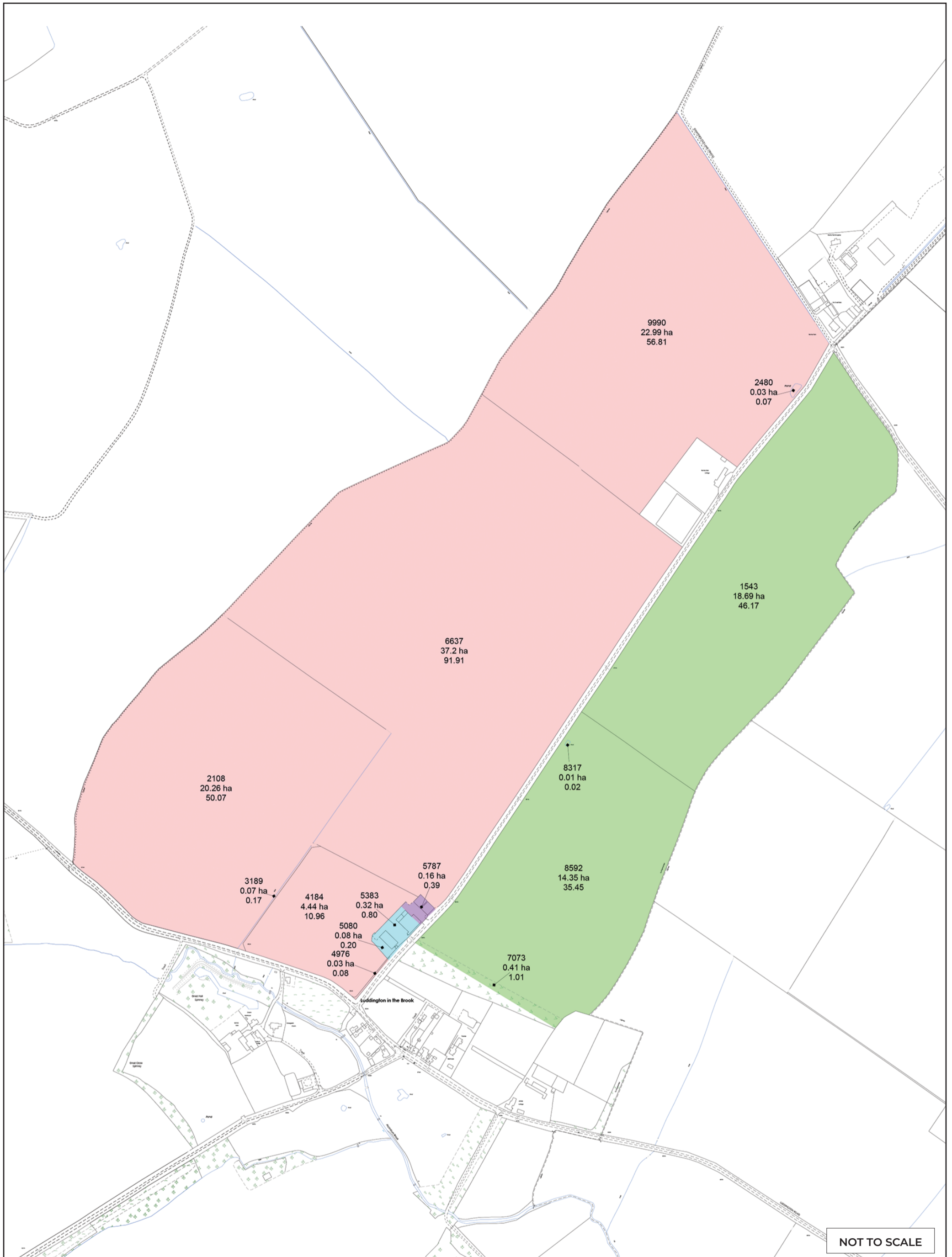
The buildings are accessed from Gypsy Lane, which forms the eastern boundary and sit within 1.00 acres of farmyard.

LOT 3 – ARABLE LAND WEST OF GYPSY LANE (COLOURED PINK ON PLAN)

Approximately 210.07 acres (85.02 hectares)

In all, approximately 210.07 acres of commercial arable land split into four good sized field parcels bounded by a mix of mature hedgerows and trees. Lot 3 has extensive road frontage with numerous access points off Gypsy Lane, which forms the eastern boundary, and a single access point off Hemington Road in the south-west corner of Lot 3.





NOT TO SCALE

- Lot 1 - 0.16ha / 0.39ac
- Lot 2 - 0.40ha / 1.00ac
- Lot 3 - 85.02ha / 210.07ac
- Lot 4 - 33.46ha / 82.65ac

Location TL 105 839
 NOT TO SCALE
 Drawing No. ZAA28285-01
 Date 21.05.26



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LOT 4 – ARABLE LAND EAST OF GYPSY LANE (COLOURED GREEN ON PLAN)

Approximately 82.65 acres (33.46 hectares)

In all, approximately 82.65 acres of commercial arable land split into two large field parcels bounded by a mix of mature hedgerows and trees. Lot 4 has extensive road frontage and numerous access points onto Gypsy Lane.

GENERAL INFORMATION

Method of Sale

The property is offered for sale by Private Treaty as a whole or in up to 4 Lots.

Tenure & Possession

The property is offered for sale freehold with vacant possession on completion.

Buildings 3 to 10 are currently occupied by third parties. Notice(s) to Quit have been served. Further details are available on request from the Seller's Agent.

The arable land has been contract farmed by a reputable local farmer since Autumn 2005. The contract farming agreement will end on 31st August 2026, subject to any necessary holdover. The contractor has expressed a willingness to continue contract farming the land, should the Buyer(s) wish. Accordingly, the property may represent an investment opportunity for a Buyer(s) not wishing to farm the land themselves.

Services

The farm yard is connected to mains water and three-phase electricity. In the event that Lots 1 and 2 are sold separately, the necessary rights and/or reservations will be included in the transfer.

Environmental Schemes

There are currently two Sustainable Farming Incentive agreements affecting the arable land, both expiring on 30th November 2026. These agreements are not capable of transfer. Depending on the actual completion date, the Seller may reserve all SFI payments up to 30th November 2026.

Planning & Local Authority

The property is located within the administrative boundaries of North Northamptonshire Council.

Sporting, Timber & Mineral Rights

We understand that the standing timber and sporting rights are owned and held in hand, with the exception of those excluded by statute.

Mineral rights are separately registered under HMLR title number NN341579 and are understood to be in third-party ownership. They are not included within the sale. Further details are available upon request from the Seller's Agent.

Boundaries

The Buyer(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge, tree or ditch.

Easements, Wayleaves, Covenants & Rights of Way

The property is subject to various rights and restrictions. A summary of these, together with copies of the registered titles, is contained in the Information Pack, which is available upon request from the Seller's Agent.

The property is affected by overhead electricity cables and associated poles.

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.

Outgoings

The property is subject to General Drainage Rates as levied by the Environment Agency.

Overage

The Sellers or Sellers Beneficiaries will retain 30% of any uplift in value if planning permission is obtained for a development or change of use from agricultural, equestrian or horticultural use during the first 30 years after completion of the sale. The overage payment will be triggered upon disposal of land with the benefit of planning permission or implementation of planning permission, whichever is the sooner.

Ingoing Valuation

In the event that a crop is established on Lot(s) 3 and 4 prior to completion, in addition to the purchase price, the Buyer(s) will be required to pay for: growing crops and all beneficial cultivations, subsoiling, mole ploughing and acts of husbandry since the last harvest, according to the NAAC's Contracting Prices Survey 2026; seed, fertilisers, manures, sprays, lime and chalk applied to the growing crops since the last harvest recharged at invoice cost.

VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Buyer(s) in addition to the purchase price.

Nearest Postcode & what3words

The nearest postcode for the property is PE8 5QU. The property can be found more precisely using the What3Words mapping system reference of: ///yunus.olurdum.sicaklar

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

All viewings are strictly by appointment only through the Seller's Agent, Henry H Bletsoe & Son LLP. Please contact Bletsoes on 01832 732241 to arrange a viewing of the property.

Health & Safety

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, particularly around farm buildings and machinery. 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 the Selling Agent, Henry H Bletsoe & Son LLP, who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Anti-Money Laundering Regulations

Buyer(s) will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.



IMPORTANT NOTICE Henry H Bletsoe and Son LLP for themselves and the Seller whose agents they are give Notice that: 1. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending Buyers and do not constitute part of an offer or Contract. Prospective Buyer(s) ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and details are given in good faith and are believed to be correct. Any intending Buyer(s) should not rely on them as a statement or representation of fact but must satisfy themselves when inspecting or otherwise as to the correctness of each of them. 3. No person in the employment of Henry H Bletsoe and Son LLP has any authority either to make or give any representation or warranty whether in relation to this property or these Particulars nor to enter in any contract relating to the property on behalf of the Seller. 4. No responsibility is accepted for any expenses incurred by the intending Buyer(s) inspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Buyer(s) shall be deemed to have full knowledge of the state and condition thereof including the ownership of any tree, boundary or part of the property. 6. Should any dispute arise between the Seller and Buyer(s) upon any point not involving a question of Law arising out of these Particulars, stipulations or plans as to interpretation, the dispute shall be referred to the Selling Agents, Henry H Bletsoe and Son LLP, whose decision shall be final and binding on all parties to the dispute and in every such referral the Selling Agents to decide how the costs of such reference shall be borne. Particulars prepared May 2026.



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