



Land off Station Road, Lilbourne, Northamptonshire,  
CV23 0SX (approximately 1.44 acres)

HOWKINS &  
HARRISON

# Land off Station Road, Lilbourne, Northamptonshire, CV23 0SX

A strategically positioned parcel of land located on the edge of Lilbourne village with development and alternative use potential (subject to planning).

Extending to approximately 1.44 acres (0.58 hectares)

For Sale by Online Auction

## Features

- Land extending to approximately 1.44 acres
- Access off Old Inn Court
- Freehold with vacant possession upon completion
- Potential development and alternative uses are subject to obtaining the necessary planning permissions.

## Situation

The land is situated on the immediate northern edge of the Northamptonshire village of Lilbourne and can be accessed via a gateway in the southern boundary and can be accessed via a gated entrance in the southern boundary onto the public highway known as Old Inn Court. Being situated to the west of the M1 (north of J18 at Crick) and south of the M6 at Catthorpe, the land benefits from excellent transport links. The town of Rugby is approximately 7 miles to the West and Northampton is approximately 18 miles to the south east.

Lilbourne has a population of around 400, with amenities including a pub and village hall. There is a primary school located in the nearby village of Yelvertoft (2.5 miles east), which has a current capacity of 140 pupils.

The location is shown on the enclosed plan.



## Description

The land comprises two enclosures of pastureland extending to 1.44 acres (0.58 hectares) or thereabouts, divided by a central hedgerow. Access is via Old Inn Court, with a gateway situated in the southern boundary at the eastern end of the property.

The land would be suited to agricultural or equestrian use or alternative uses subject to obtaining the necessary planning consents.

According to Natural England, the land is classified as Grade 3 on the Agricultural Land Classification maps, being slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with moderate fertility.

## Services

The land is not currently connected to any services, however given its proximity to the developed boundary of Lilbourne, it is assumed that mains connections are nearby.

Purchasers should make their own enquiries regarding the location of mains service supplies. The cost of providing such services to the site will be at the purchaser's own expense.

## Tenure & Possession

The land is being sold Freehold from Title Numbers NN315111, NN295496 and NN294899. Vacant possession will be given upon completion.

## Easements, Wayleaves and Rights of Way

Access to the property is directly from the public highway known as Old Inn Court, with a gateway situated in the southern boundary.

The land is sold subject to and with the benefit of all easements, wayleaves and rights of way that may exist at the time of the sale whether disclosed or not.

## Sporting and Mineral Rights of Way

Where Sporting and Mineral Rights are owned, they will be included in the sale.

## Overage Clause

The property will be sold with an overage clause to reserve 25% of any uplift in value attributed to change of use or planning permission for a period of 25 years on the land. For the avoidance of doubt, the overage will not be triggered by any agricultural, equestrian or forestry use. Full details will be provided within the legal documentation.



## Auction Terms

The property is for sale by online auction. All details, terms and conditions, and the contract pack are available via our website.

The purchaser of this property will be subject to the following payments upon exchange:

£4,800 (incl. VAT) will be taken from the registered cared (upon the fall of the hammer) and is apportioned as follows:

- Buyer's Premium: £2,400 (incl. VAT)
- Auction Platform Fee: £2,400 (incl. VAT)

The remainder of the 10% deposit on the purchase price is to be paid to the successful purchaser's solicitor by 12 noon the next working day.

The purchaser is subject to the following payments upon completion:

- Balance of the purchase price
- Search fees: £1,020 (incl. VAT)
- Administration fee of £420 plus VAT

Full terms and conditions for the online auction are available our website.

## Online Auction Access

Please visit the Howkins & Harrison website ([howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)), click 'Auctions' in the main heading menu, then 'Online Property Auctions'. To bid – click 'Register' and verify your email address.

## What3Words

///owners.vibrating.lightbulb





## Viewing

Viewing is unaccompanied by prior notification and only during daylight hours within reasonable times, with a copy of the brochure to hand.

## Local Authorities

West Northants District Council Tel: 0300 126 7000

Northamptonshire County Council Tel: 01536 416 409

Western Power Tel: 0800 6783 105

Anglian Water Tel: 03457 919 155

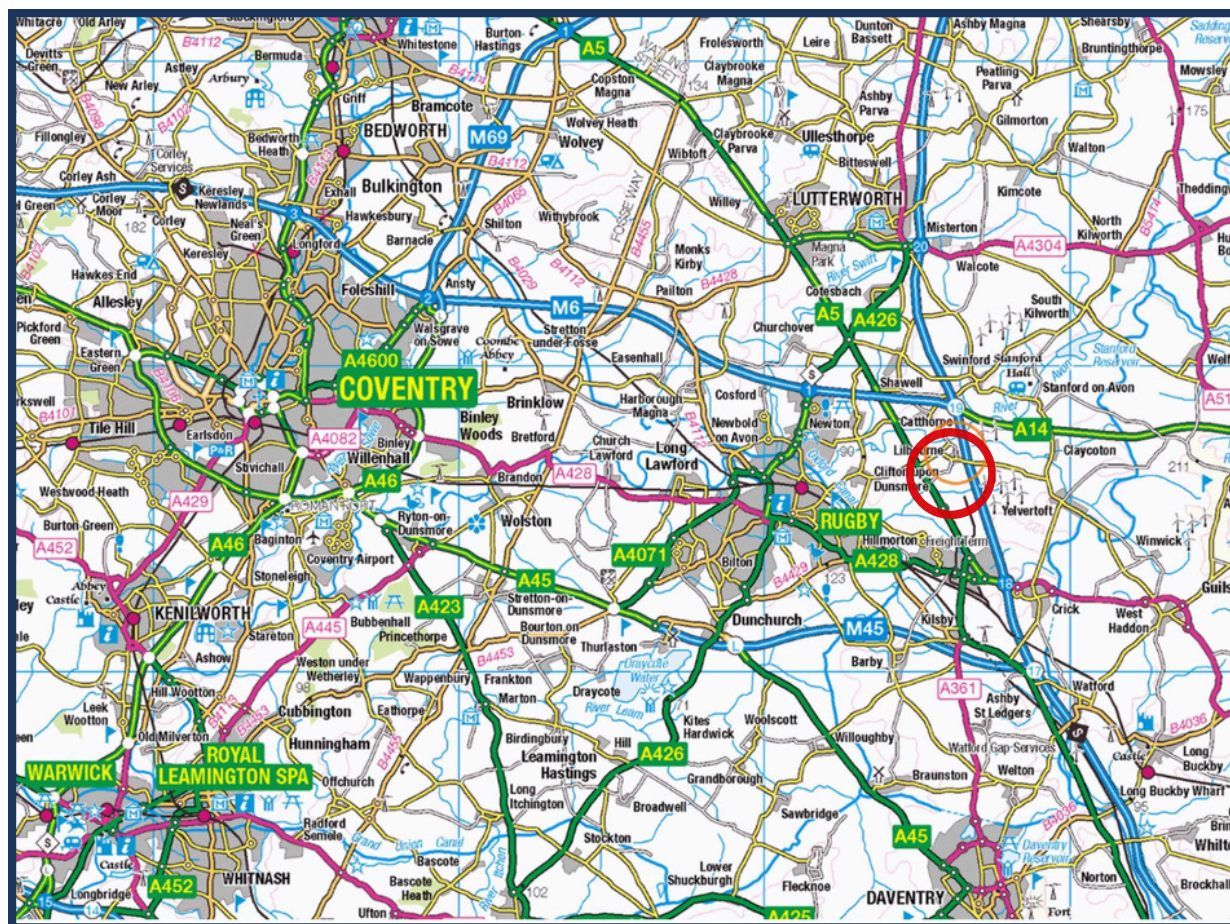
## Anti Money Laundering Regulations

Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g. photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

## Plan, Area & Description

The plan is for identification purposes only.

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 misdescriptions.



### 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.

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