

Land off A605, Oundle, Northamptonshire



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**80 acres | Freehold
Grade 2 arable | Permanent pasture
Adjoining A605 | River Nene frontage**

Guide price £685,000

Arable, pasture and river frontage on the edge of the popular market town of Oundle

80.95 acres (32.76 ha) available as a whole or in up to 4 lots.

Situation

The Land at Herne Farm is situated east of Oundle and is between the A605 road and the River Nene in the north of Northamptonshire. Oundle is an attractive market town, benefiting from a range of services including schools, supermarkets and a variety of pubs, restaurants and cafes.

In close proximity are Corby and Peterborough which benefit from excellent train connections (Corby - London St Pancras 1hr11 and Peterborough-Kings Cross 47 minutes).

Land off A605, Oundle

The land is accessed directly from the A605 and internally the parcels can be accessed from a shared right of way over a wide bridleway track.

The land is a combination of productive arable land and permanent pasture with a small parcel of woodland within Lot2. In total the land is approximately 80.95 acres (32.76 ha) . Across the whole property there are 64.16 acres (25.97 ha) of arable land, 15.98 acres (6.67 ha) of permanent pasture, 0.55 acres (0.22 ha) of woodland and the remaining 0.26 acres (0.11 ha) is made up of water features.

Lot 1

59.14 acres (23.94 ha)

Guide price £475,000

Lot 1 comprises three parcels of arable land with frontage on to the A605 and bordered by mature hedgerows and a fenceline to part.

Lot 2

5.67 acres (2.29 ha)

Guide price £60,000

The land comprises one parcel of arable land a small woodland spinney bordered by mature hedgerows.

Lot 3

3.95 acres (1.60 ha)

Guide price £50,000

The land is a single parcel of permanent pasture bordered by mature hedgerows.

Lot 4

12.19 acres (4.94 ha)

Guide price £100,000

The land is split into two parcels of permanent pasture. the River Nene adjoins the land to the east and the remaining boundaries are mature hedgerows.

Land Grade & Soil Type

The land is classified as Grade 2 according to the Agricultural Land Classification of England & Wales. The soil type is classified as the Sutton 1 series, which is described as well drained fine and coarse loamy soils, and according to the Soil Survey of England and Wales soils in this series are suitable for cereals, potatoes and some field vegetables.

Method of sale: The Land at Herne Farm is offered for sale as a whole or in up to four lots, by private treaty.

Tenure: The property is sold subject to all existing licenses and agreements. Further details are available from the vendor's agent.

Services: There are no mains services connected to the property.

Overage: The land is sold subject to an overage on future non-agricultural development. The overage will not apply to any planning permissions granted or development or use in connection with agriculture, equestrian and forestry activities. If development takes place under the Town and Country Planning (General Permitted Development) (England) Order 2015 Class or any subsequent act or change to the regulations then this will be a trigger event for overage. This overage will be effective for 25 years from the date of completion of the sale and will be payable on the implementation of planning permission or disposal with planning permission for such uses (excluding agriculture, forestry or equine use). The amount payable will be 25% of the increase in value resulting from that consent.

Schemes: The majority of the land is entered into a Mid-Tier Countryside Stewardship scheme which is due to expire on 31st December 2027. The options include; nectar flower mix, legume fallow, winter bird food, management of hedgerows and low input grassland.

The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme from completion if necessary. The vendor will retain any Countryside Stewardship payments payable up to completion. Further details are available from the vendor's agent. The land is also entered into a Sustainable Farming Incentive agreement, which is not transferable on the sale.

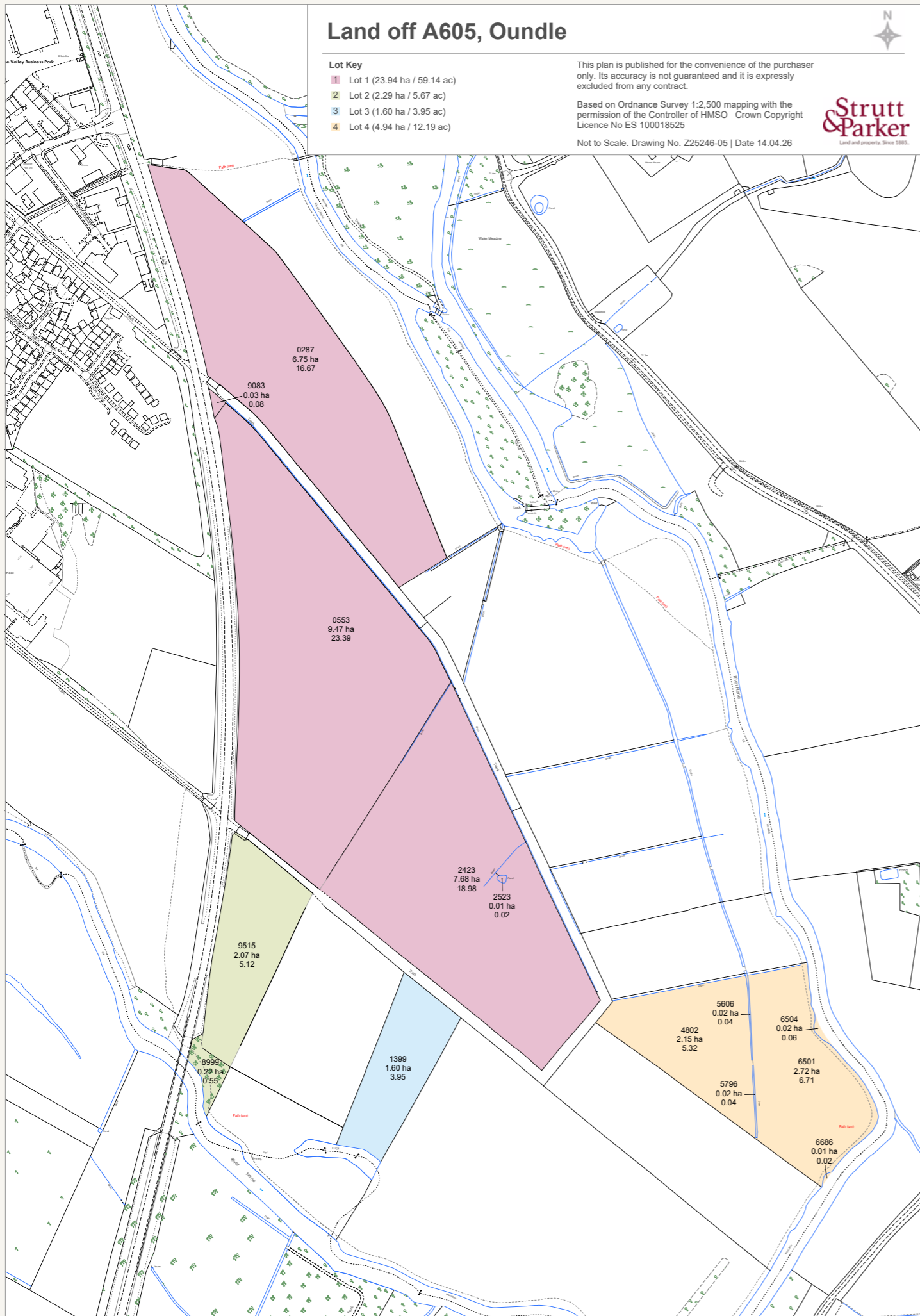
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Local Authority: North Northamptonshire Council.

Holdover: Holdover is reserved to permit the harvesting of all growing crops in Lots 1 & 2.

Lot no.	Parcel	2026	2025	2024	2023	2022
1	0287	Spring Oats & AB1	Winter Wheat & AB1	Oilseed Rape & AB1	Winter Barley & SW1	Winter Wheat & SW1
1	0553	Spring Oats	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat
1	2423	Spring Oats, AB15 & AB9	Winter Wheat, AB15 & AB9	Oilseed Rape, AB15 & AB9	Winter Barley, AB15 & AB9	Winter Wheat, AB15, AB9 & SW1
2	9515	Spring Oats	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat





Early Entry: Early Entry may be permitted on to fields that have been harvested at the purchasers own risk following exchange of contracts. Further details are available from the vendor's agent(s).

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Designations: The Farm is in a Nitrate Vulnerable Zone (NVZ).

Drainage Rates: These are charged by the Environment Agency.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including farm machinery, are specifically excluded from the sale.

Guide Price: £685,000 for the whole property.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is a public footpath over Lot 5. Further details are available from the vendor's agent.

Health and 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 the farm machinery.

Solicitors: Spratt Endicott, 52-54 The Green, Banbury

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