




Land at Hill Farm

Woodwell, Woodford, Kettering, Northamptonshire



BNP PARIBAS GROUP 

A good investment opportunity to acquire a mixed block of bare land, close to the A14 major trunk road.

Thrapston: 6 miles, Kettering: 6 miles, Wellingborough: 8 miles, Corby: 12 miles,
A14 Junction 11: 1.5 miles

For sale as a whole or in up to three lots

Additional land & property may be available by separate negotiation.



114 ACRES



FREEHOLD



£1,100,000

Land at Hill Farm, Woodford

The property is situated around Woodwell, a hamlet outside the popular village of Woodford, Northamptonshire. Woodford has a primary school, church and pub which sits centrally in the village. Further afield the property is close to the market town of Thrapston which has further shops, eateries and leisure facilities. Kettering (6 miles), Wellingborough (8 miles) and Corby (12 miles) all offer a full variety of services and have growing employment and industrial offers.

Lot 1 29.23 acres (11.83 ha) Guide price £270,000

The farmland in Lot 1 comprises two parcels of arable land (approximately 26.44 acres) and two blocks of woodland (approximately 2.79 acres). The parcels are divided by hedgerows and ditches.

The land is classified as Grade 3 according to the Agricultural Land Classification of England & Wales. The soil types are a combination of the Moreton Series, a well-drained clayey and fine loamy soil and the Banbury Series, a deep loamy clay soil. The soils are suited to winter cereal crops or temporary grass leys.

Lot 2 37.59 acres (15.21 ha) Guide price £350,000

The farmland in Lot 2 comprises two parcels of arable land (approximately 26.01 acres) and a single parcel of permanent pasture (approximately 9.08 acres) and a block of woodland (approximately 2.5 acres). The parcels are divided by hedgerows and ditches.

The land is classified as Grade 3 according to the Agricultural Land Classification of England & Wales. The soil types are a combination of the Moreton Series, a well-drained clayey and fine loamy soil and the Banbury Series, a deep loamy clay soil. The soils are suited to winter cereal crops or temporary grass leys.

Lot 3 47.99 acres (19.41 ha) Guide price £480,000

The farmland in Lot 3 comprises three parcels of arable land divided by hedgerows and ditches. The land is classified as Grade 3 according to the Agricultural Land Classification of England & Wales. The soil types are a combination of the Moreton Series, a well-drained clayey and fine loamy soil and the Banbury Series, a deep loamy clay soil. The soils are suited to winter cereal crops or temporary grass leys.



General

Method of sale: Land at Hill Farm, Woodford is offered for sale as a whole, or in up to 3 lots by private treaty. Additional land and property may be available by separate negotiation.

Tenure: Notices have been served on the current tenant, and vacant possession will be available from 29th September 2025.

Holdover: Holdover is reserved to permit the harvesting of all growing crops.

Ingoing valuation: In addition to the purchase price the purchaser will be required to pay for:-
Growing crops and all beneficial cultivations, sub soiling, moling and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable; Seed, fertilisers, manures and sprays applied to the growing crops since the last harvest at invoice cost; All seeds, sprays, fertilisers, fuel, oil and other consumables in store at invoice cost.
Enhancement of £30/ acre/ month from the date of establishment to completion. Lime and chalk applied since the last harvest at invoice cost of the materials and spreading.

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

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

Local authority: North Northamptonshire Council.

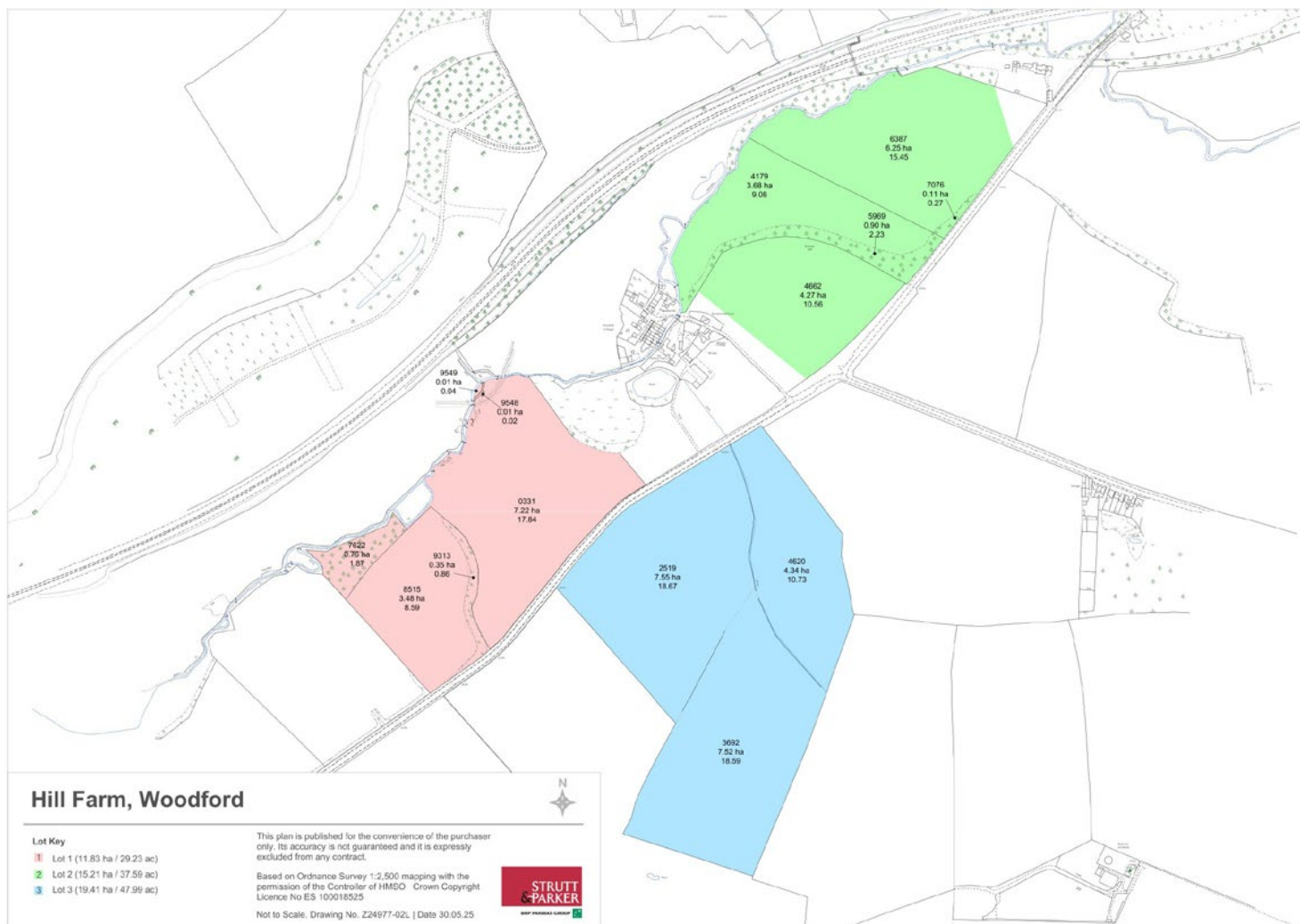
Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, waterand electricity supplies and other rights and obligations, easements and quasi-easements and restrictive 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 the land in Lot 2.
Further details are available from the vendor’s agent.
The vendor will reserve a right of way across Lot 1 & Lot 2 for the benefit of retained land.

Sporting, timber and mineral rights: All sporting and timber rights are included in the freehold sale, in so far as they are owned. The mineral rights are excluded from the sale as they are owned by a third party.
Services: The permanent pasture is serviced by a mains water supply. No other mains services are believed to be connected to the property.

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

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 50 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 45% of the increase in value resulting from that consent.





Guide Price: £1,100,000 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.

Viewing: Strictly by confirmed appointment with 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 buildings and machinery.

Solicitors: HCR Law Lancaster House, Nunn Mills Rd, Northampton NN1 5GE, United Kingdom

Postcode: NN14 4JD

What3Words

Lot 1: ///skylights.explores.leaflet

Lot 2: ///yummy.scrub.sensibly

Lot 3: ///gymnasium.post.compacts

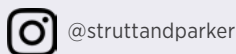
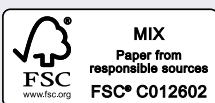
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Stamford

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