



Hill Farm

Woodwell, Woodford, Kettering, Northamptonshire



BNP PARIBAS GROUP 

An attractive block of land with modern farm buildings offering the potential for a new house in a rural yet accessible location.

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

For sale as a whole.



147.06 ACRES



FREEHOLD



£1,750,000

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 facilities.

The Farmland

The farmland comprises approximately 102.09 acres (41.31 ha) of arable land, 34.35 acres (13.89 ha) of permanent pasture, 7.78 acres (3.15 ha) of woodland and the remaining 2.83 acres (1.15 ha) is made up of ponds, tracks and the farm yard area. The parcels are divided by hedgerows and ditches, and majority of the land benefits from roadside access.

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 Buildings

The farmyard at Hill Farm comprises of two portal framed, open-fronted agricultural buildings, situated in a convenient yard area with direct access from Mill Road, Woodwell. The buildings are of portal frame construction with corrugated sheet roofing and partial block wall, providing versatile space for agricultural or equestrian use in their present form, as well as offering the potential for conversion to residential use subject to planning permission.

The yard benefits from a hardstanding surface and connection to mains water and electricity supplies. The buildings are enveloped by two grass paddocks and a small, wooded area which contains a pond, creating a rural and peaceful setting should the buildings be developed in the future.



General

Method of sale: Hill Farm, Woodford is offered for sale as a whole by private treaty.

Tenure: 101.2 acres is subject to a Farm Business Tenancy due to terminate on 29th September 2026, which may be terminated earlier by agreement. The remaining buildings and land are available with vacant possession. Further detail is available from the vendor's agent.

Ingoing valuation: In addition to the purchase price the purchaser will be required to pay for:- Growing crops and all beneficial cultivations, sub soiling, mole draining 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 purchaser's own risk following exchange of contracts. Further details are available from the vendor's agent.

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, 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 passing through the most northeasterly arable field of the farmland. Further details are available from the vendor's agent.

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: Mains water and mains electricity are connected to the farm buildings. Some of the land also benefits from mains fed water troughs.

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 30 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 30% of the increase in value resulting from that consent.



 Land App



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 STRUTT & PARKER
land & property

1:50000
Scale 1:50000 (24 A6)


Hill Farm, Woodford

Total Area - 59.51 ha / 147.05 ac

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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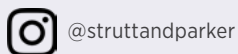
Not to Scale. Drawing No. Z24977-07.L | Date 06.11.25

STRUTT & PARKER
NEW INDEPENDENT CENTRE

The plan shows the following plots and their areas:

- 7425: 9.07 ha / 0.17
- 7622: 0.76 ha / 1.87
- 9313: 0.35 ha / 0.86
- 8515: 3.48 ha / 8.59
- 0331: 7.19 ha / 17.77
- 9549: 0.01 ha / 0.04
- 9548: 0.01 ha / 0.02
- 0051: 0.04 ha / 0.09
- 0051: 0.03 ha / 0.08
- 1551: 0.06 ha / 0.20
- 1446: 1.31 ha / 3.25
- 2249: 0.19 ha / 0.41
- 1446: 0.14 ha / 0.34
- 2750: 0.21 ha / 0.53
- 2519: 7.35 ha / 16.67
- 3692: 7.52 ha / 18.66
- 4620: 4.34 ha / 10.73
- 1667: 6.27 ha / 15.5
- 2672: 0.40 ha / 0.96
- 3182: 0.11 ha / 0.26
- 2781: 0.01 ha / 0.03
- 1250: 0.02 ha / 0.04
- 3052: 0.04 ha / 0.11
- 3655: 0.10 ha / 0.25
- 4179: 3.06 ha / 9.06
- 4704: 0.62 ha / 1.52
- 6367: 6.26 ha / 15.49
- 5909: 0.90 ha / 2.23
- 7076: 0.11 ha / 0.27
- 4692: 4.28 ha / 10.56

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