

BERRYS



Property and Business



BROUGHTON • NORTHAMPTONSHIRE

An attractive parcel of grassland together with a range of buildings extending in total to 5.19 acres or thereabouts in a quiet and secluded location on the edge of the village of Broughton.

For sale by Private Treaty



42 Headlands, Kettering, Northamptonshire, NN15 7HR

Tel: 01536 412464 Fax: 01536 482517

www.berrybros.com

BROUGHTON • NORTHAMPTONSHIRE

Situation

The land is situated in a secluded and private position to the south of the village of Broughton, with road frontage onto the Wellingborough Road from which access is taken.

Location

Broughton is located to the south of the town of Kettering (2 miles), from where the A14 can be accessed providing transport links to London, the Midlands and the East of the country. The town of Wellingborough is 8 miles distant with Northampton and Market Harborough both being 13 miles.

Description

The property comprises an attractive grass field and buildings extending to 5.19 acres (2.10 hectares) in total, ideally suited for agricultural or equine uses. The land is bordered on the southern boundary by a brook, with post and wire fences defining the remaining boundaries. Access to the property is taken via a private track, accessed from the Wellingborough Road, which forms the northern boundary of the property.

A number of linked buildings are located on the site and briefly comprise:

Timber frame lean-to with corrugated tin cladding and roof with rammed earth floor measuring 43ft x 9ft (13.1m x 2.7m).

Timber frame building with corrugated tin pitched roof and cladding and concrete floor, with integral feed hopper and auger to western end, measuring 51ft x 15ft (15.5m x 4.5m).

Light steel framed mono-pitch building with concrete floor throughout, block work walls to 8ft (2.4m) and Yorkshire boards above to two sides with solid metal gates to the front. The building measures 51ft x 41ft (13.1m x 12.4m). This building also contains four internal wooden stables, differing slightly in size, broadly measuring 11ft 8" x 11ft (3.5m x 3.3m).

An additional building of block construction with corrugated tin roof, formerly used as a farm office, is located on the holding.

The property is shown in more detail edged in red on the attached plan.

Services

Metered mains water, single phase electricity and telephone are connected to the property.

Tenure and Possession

The land will be offered for sale with vacant possession upon completion.

Method of Sale

The land is offered for sale as a whole by Private Treaty.

Restriction

The property is being sold subject to a clawback provision whereby the Vendors will retain a 50% share in any additional value released by any permanent residential planning consent on any part of the property for a period of 21 years from completion.

Plan, Area and Description

The plan, area and description are believed to be correct in every way, but no claim will be considered by the Vendor or Agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Wayleaves, Easements and Rights of Way

Overhead power cables cross the property, entering from the south and crossing from east to west, with one electricity pylon being situated within the property. The property is sold subject to any wayleaves, easements and rights of way whether specifically mentioned or not. No public footpaths cross the property.

Timber, Minerals and Sporting Rights

All timber, minerals and sporting rights are included within the sale of the property.

Local Authority

Kettering Borough Council, Municipal Offices, Bowling Green Road, Kettering NN15 7QX. Tel: 01536 410333

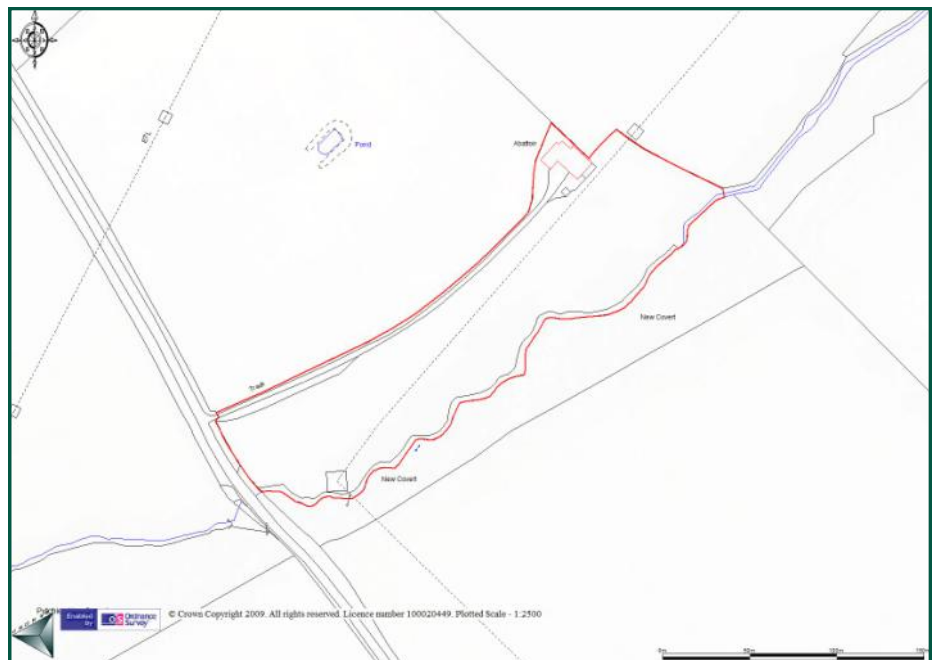
Prospective purchasers are advised to make their own enquiries with regard to any possible development of the site.

Vendor's Solicitor

Mr Michael Reed of Lamb & Holmes, West Street, Kettering, Northamptonshire NN16 0AZ, is acting for the Vendor. Any enquiries of a legal nature should be addressed to Mr Reed who may be contacted on: 01536 513192.

Viewing

Viewing by appointment only through the Agent's Kettering office. Tel: 01536 412464



IMPORTANT NOTICE

The property being open to inspection, the purchasers shall be deemed to have full knowledge of the whole and the state and condition thereof and as to the ownership of any tree, boundary or any part of the property.

Berrys give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any service or facilities are in good working order.
4. Any areas measurements or distances referred to herein are approximate only.
5. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
6. The vendors do not make or give and neither agent nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.

KA4107

rightmove.co.uk

