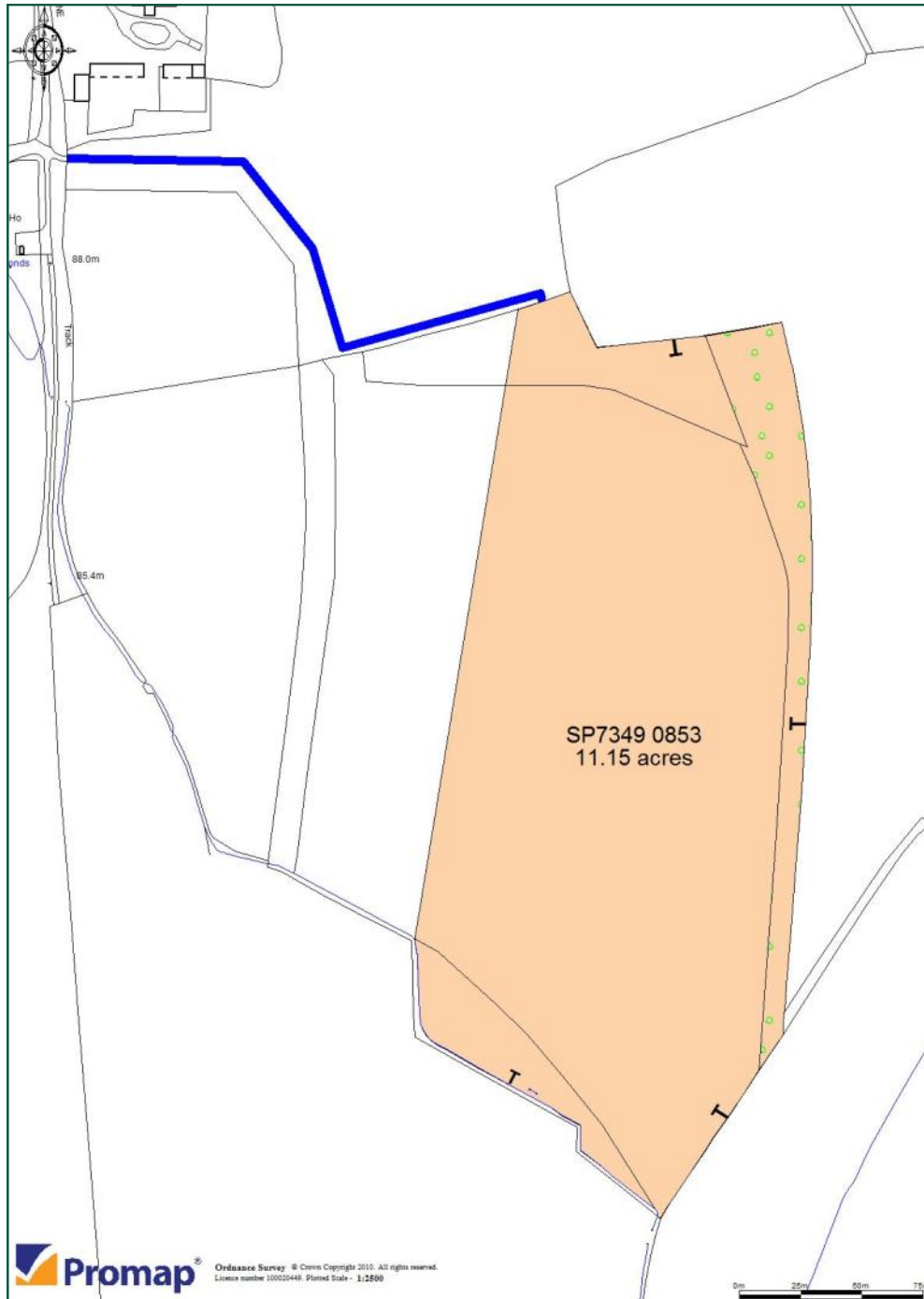


BERRYS



Property and Business



LAND AT SHUTLANGER NORTHAMPTONSHIRE

An attractive block of amenity land being predominantly grassland situated close to the village of Shutlanger and extending to 11.15 acres or thereabouts

The property is presented for sale by private treaty as a whole

42 Headlands, Kettering, Northamptonshire, NN15 7HR

Tel: 01536 412464 Fax: 01536 482517

www.berrybros.com

SHUTLANGER • NORTHAMPTONSHIRE

Location

Shutlanger is an attractive rural village located in the south of Northamptonshire between the towns of Towcester (4 miles) and Northampton (8 miles), providing all necessary amenity, shopping and recreational facilities.

The Property

The property, extending in total to approximately 11.15 acres (4.51 hectares), comprises a block of amenity land being predominantly grassland with some woodland.

The property is situated to the south of the village of Shutlanger with access being taken from Water Lane over the route coloured blue on the cover plan

The property has good hedge and fence stockproof boundaries.

The land is shown in more detail on the cover plan.

Services

No services are currently connected to the property although water can be made available.

Single Farm Payment

The land has been registered with the RPA under the Single Farm Payment Scheme.

The Single Farm Payment Entitlements are not included within the sale but can be made available by separate negotiation.

Environmental Schemes

The land is not entered into any Environmental Stewardship Scheme

Wayleaves, Easements and Rights of Way

The property will be sold with all Wayleaves, Easements and Rights of Way which may exist.

There are no public footpaths crossing the property.

Timber, Minerals and Sporting Rights

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

Boundaries

Boundary ownership where known is shown with an inward marked 'T'.

Method of Sale

The property is to be sold by private treaty and offers are invited for the whole.

Local Authority

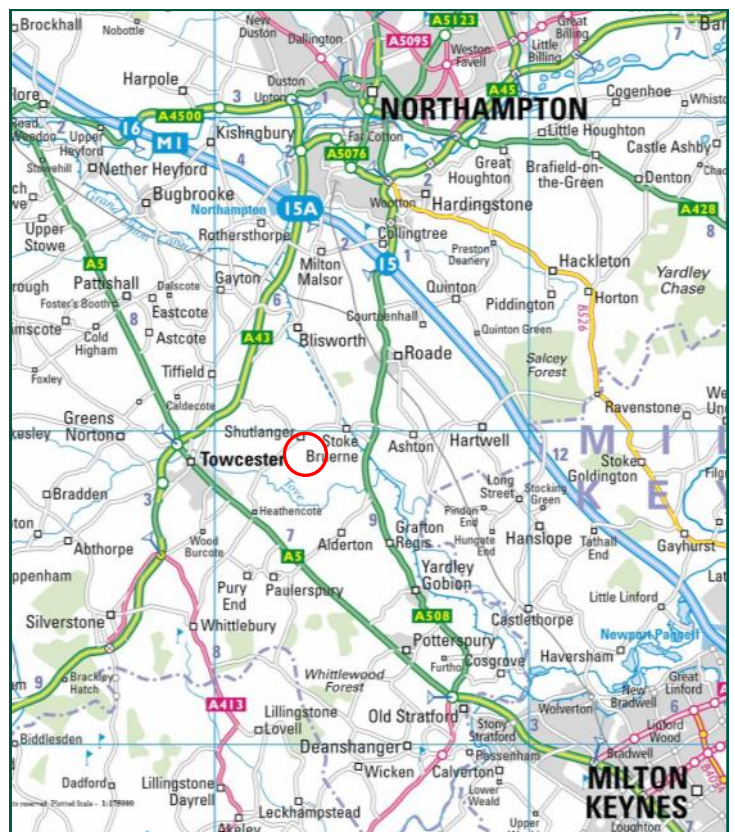
South Northamptonshire District Council, Springfields, Towcester, Northamptonshire NN12 6AE.
Telephone: 01327 322322

Vendors Solicitor

Jon Love of Arnold Thomson Solicitors, is acting for the Vendor. Any enquiries of a legal nature should be addressed to Mr Love and his telephone number is 01327 350266, or by email at jon@arnoldthomson.com

Viewing

A copy of these particulars permits a right to view at any reasonable hour.



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.

KA291

rightmove.co.uk



RICS