



# Sandpit Barns

Wilby Road | Earls Barton | NN8 2UF

**BERRYS**

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Earls Barton | Wellingborough | NN8 2UF

## Stone & brick barns with 19 acres of land in a unique location.

- Grade II Listed stone barn
- Approximately 19 acres of pasture and arable land
- Former silica sand quarry on ferrous limestone
- Development potential subject to relevant consents
- Extensive views over open countryside

### LOCATION

Earls Barton is a large village in North Northamptonshire located between Northampton and Wellingborough. The village has a rich shoe making history and offers a wide range of amenities. The property is located on the southern side of the A4500 between Earls Barton and Wilby, just to the north-east of the village.

### Property

The property bounds the A4500 to the north. There are two accesses onto the A4500. The hardcore track runs centrally through the property and leads up to the range of barns in the centre of the property.

### THE BARNs

Grade II listed and dated 1775, the barns are double skinned stone under red pantile threshing, and were re-roofed in 1991. On the south facing aspect is a courtyard of dilapidated farm buildings. This offers an excellent opportunity subject to consents. The buildings enjoy long views over open countryside.

### THE LAND

The Land rises to the south and consists of a light soil over sandstone and ironstone. The 20/21 cropping was pasture and part arable laid to a Bumblebird conservation cover. 19/20 cropping was Oil Seed Rape & Bumblebird and pasture.

### QUARRY (approx. 1.5 acres.)

The former silica quarry has been quarried 4m down to the ironstone floor set and is surrounded by natural trees and shrubs.



## SERVICES

A tarmac footpath runs in the southern verge between Earls Barton and Wilby. Water is metered in the field. Gas, telecoms and fibre run along the southern verge. Electricity is on the northern side of the road.

## REGISTERED TITLE

Part of Registered Title NN297983. The relevant split is to be carried out on completion.

## PUBLIC RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

There is an existing 15m wide easement for a water pipe running in an east-west direction on the northern side of the barn. There are no private or public rights of way crossing the property.

## MINERAL, SPORTING AND TIMBER RIGHTS

Timber and sporting rights are included in the sale as far as they are owned. Mineral rights are retained by the vendors.

## BASIC PAYMENT SCHEME

The land is registered with the Rural Payment Agency for Basic Payment Scheme. The vendors are reserving the right to the crop in the ground for 2022 harvest. The entitlements are available separately.





#### CONDITIONS OF SALE

The Vendors own adjoining land and will restrict development to a single residential dwelling, outbuildings and garden, and any development for agricultural, horticultural or equestrian use. An Overage will be held for 50 years for 25% of an uplift in value.

#### VIEWING

Strictly by appointment only - 01536 532376. Please do not enter the buildings.

#### LOCAL AUTHORITY

North Northamptonshire Council  
www.north-northamptonshire.gov.uk

#### VENDOR'S SOLICITORS

VSH Law, Thrapston, NN14 4LN

Field Number	BPS Area	Area in ha	Area in acres
SP8565 8303	3.49	3.49	8.62
Part of SP8564 9589	3.42	3.42	8.45
Track + Barn	N/A	0.14	0.35
Sand Pit	N/A	0.61	1.52
<b>TOTAL</b>	<b>6.91</b>	<b>7.66</b>	<b>18.94</b>

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To book a viewing, please contact:

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