



RIVER NENE, MOORING PLOTS
TANSOR | PE8 5HP

FROM £29,950

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

Manor Meadows, Fotheringhay Road, Tansor, Northamptonshire, PE8 5HP.

Riverside plots with mooring and fishing rights on the River Nene,
surrounded by beautiful countryside.

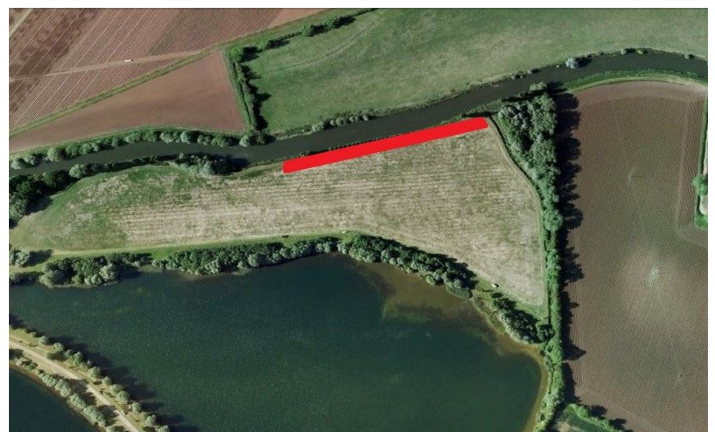
Location: Manor Meadows is situated on a beautiful, tree-lined stretch of the River Nene to the west of the road between Fotheringhay and Tansor. The historic, conservation village of Fotheringhay lies about half a mile downstream. As you approach the village, one's eye is drawn to the magnificent church of St Mary, formerly an ecclesiastical college in the XIV Century. Passing through the ancient arched bridge, to the left is the site of the castle where Mary Queen of Scots was imprisoned and beheaded, the mound of which can still be seen adjacent to the river. The Falcon is a public house and restaurant of some note and for those seeking a more energetic life, there are a number of footpaths and bridleways in the locality, leading from the village across the superb countryside around. The historic market town of Oundle lies about three miles to the South and offers a good range of family run shops, businesses and restaurants, set around the traditional market place. Peterborough lies about 11 miles away and offers extensive shopping and leisure facilities as well as main line rail travel with journey times to London from about 48 minutes.

The River Nene & Navigation: This beautiful watercourse rises near Northampton and flows through the county and into Cambridgeshire at Wansford. It then flows past Peterborough to Wisbech and into the North Sea at The Wash. The river supports an abundance of wildlife including otters, eels, plenty of fish varieties and birds. The Nene is an important navigation link between the Grand Union canal at Northampton and the Middle Level, which crosses the Fens and links with the rivers Great Ouse and the Cam, allowing boats to reach the Fenland market towns as well as Cambridge, Ely and Bedford. There are marina and boatyard facilities at Northampton, Thrapston and Stanground. The river comes under the control of the Environment Agency which issues licences and lock keys.

Manor Meadows: A rare opportunity to purchase freehold plots within a beautiful countryside setting, each with river frontage with mooring and fishing rights. Each plot has from 60' river frontage and measures 80' in depth from the top of the bank. It is envisaged that the plots offer space for recreation, camping and caravanning in a wonderfully rural setting. The plots are within a large field some distance from the highway and accessed via a private gated roadway. There is a communal water point for the use of the owners of each plot.

Please Note: The site is subject to an Article 4 direction and as such, any structures and/or activities will require planning permission. Interested parties should make their own enquiries at the local planning department.
Tel 01832 742225.

Subject to Availability: There are some 70' plots available. Please ask for further details.



Services: Shared mains water tap, use of which is included in the service charge.

Service charge: £300 per annum to include maintenance of access road, mowing of verges and supply of water.

Tenure: Freehold.

Local Authority: East Northants Council. 01832 742000

Viewing: Strictly by appointment with the agent
Woodford & Co 01832 274732



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PROPERTY CONSULTANTS & AUCTIONEERS

12 Market Place, Oundle, PE8 4BQ.

T 01832 274732 E info@woodfordandco.com

and in Mayfair at Cashel House, 15 Thayer Street, London, W1U 3JT.