An attractive and substantial block of productive and well-maintained mixed farmland is offered for sale as a whole or in 4 lots.

**LOT 1:** Mixed block of productive arable land with some permanent pasture with mains water approximately 186.38 acres

**LOT 2:** Fenced well-established permanent pasture/arable land with mains water approximately 70.22 acres

**LOT 3:** Traditional permanent pasture approximately 16.48 acres

**LOT 4:** A single parcel of productive arable land approximately 26.61 acres

In all about 299.71 acres (121.29 ha)
**Situation**
The land surrounds the picturesque and historic village of Twywell in the county of Northamptonshire. Twywell has excellent road communications, situated just off junction 12 of the A14. The Historic market town of Thrapston is 3 miles to the east and Kettering with a main railway station is 7 miles to the west.

**The Land**

**Lot 1 (coloured Pink):** A mixed block of land, predominantly arable with some permanent pasture all totalling 186.38 acres. The land is accessed off both High Street and Slipston Lane. There is mains water on the grassland areas.

**Lot 2 (coloured Yellow):** 70.22 acres of well-established permanent pasture. Fields 4070 and 6899 are recorded for the purposes of the Basic Payment Scheme as arable. Access is off Kettering Road to the south of the village. Metered mains water is available.

**Lot 3 (coloured Blue):** A mature block of permanent pasture which is fenced totalling 16.48 acres. Access is off Thrapston Road just past the underpass of the A14.

**Lot 4 (coloured Green):** 26.61 acres of arable land. Access is off Thrapston Road just past the underpass of the A14.

The land is classified as Grade 3 on The Agricultural Land Classification Series.

The soil types are as per the soil classification map being Hanslope, Moreton and Banbury. These are described as permeable well drained calcareous clayey soils over limestone.

**Basic Payment Scheme**
The land at Manor Farm is registered with the Rural Land Register for the Basic Payment Scheme.

The respective tenants farming the land have claimed on all the available Entitlements for 2016 and will retain the payment for this claim year.

Basic Payment Scheme Entitlements as far as they are owned belong to the tenants and will not transfer with the land but may be available by separate negotiation.

**Agri-Environment Schemes**
Lots 1 and 3 have been in an ELS agreement which expired in June 2014 and has not been renewed.

Lots 2 & 4 were entered into ELS with the agreement commencing 1st June 2011, expired May 2016.

**Inputs and Yields**
All efforts have been made to ensure that the best possible farming practices have been adopted to minimise soil compaction and to maximise yield.

The principal cropping rotation is, winter wheat, oil seed rape and beans. Cropping records are available on request from the Vendor’s agent.

**Drainage and Environmental**
The land is within a Nitrate Vulnerable Zone. The land historically has been drained and drainage rates apply.

**Services**
Mains water is available in Lots 1 and 2.

**Growing Crops**
Post-harvest cultivations and drilled growing crops will not be included in the sale price and will be separately purchased at cost in accordance with CAAV valuation guidance, or, contractor’s costs if higher as evidenced by invoices. All input costs will be as evidenced by invoices.
**Holdover**
Holdover will be granted to the outgoing tenant in respect of combining the 2016 harvest crops.

**Wayleaves, Easements, Rights of Way**
The property is being sold subject to and with the benefit of all rights of way, easements and wayleaves whether referred to or not in these particulars.

**Sporting Mineral and Timber Rights**
The sporting and mineral rights and the standing timber as far as they are owned are included in the sale.

**Development Overage Clause**
The Vendor will retain a 50% share of any increase in value released by any non-agricultural/equine planning consent on any part of any of the property for a period of 10 years from the date of completion.

**Method of Sale**
The freehold property is offered for sale by Private Treaty and offers are invited for the whole or in Lots with vacant possession given on completion.

**Local Authorities**
Northamptonshire County Council
John Dryden House
8-10 The Lakes
Northamptonshire
NN4 7YD
01604 236236

East Northamptonshire Council
Cedar Drive
Thrapston
Northamptonshire
NN14 4LZ
01832 742000
Tenure
The land is offered freehold with vacant possession given on completion.

Value Added Tax
The land is not elected for VAT.

Directions
NN14 3AH (High Street, Twywell)
Lot 1: Head north out of the village along High Street to the ‘T’ junction. At the junction turn left travelling west along Slinton Lane, approx. 400m on left is the access gateway to Lot 1.
Lot 2: Heading south out of the village, access is off Kettering Road on the right opposite the allotments.
Lot 3 & 4: Heading south east out of the village along Kettering Road for approx. three quarters of a mile, take the first right under the A14 underpass where Lot 3 can be found on the right and Lot 4 on the left.

Vendors’ solicitors
DLA Pipers UK LLP
1 St Pauls Place
Sheffield
S1 2JX
FAO Mr N Slater

Viewings
Due to the likelihood of the land being stocked and the potential health and safety risks the land may only be viewed by prior arrangement by contacting the selling agents on 01536 412464.

Particulars prepared June 2016 and photos taken in September 2014 and June 2016.

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TOTAL GROSS AREA - ha 121.29 121.24
TOTAL GROSS AREA - acres 299.71 299.58
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