Approximately 14.06 acres of productive grade 3 arable land situated to the south west of Broughton in Northamptonshire.

Offered for sale by private treaty as a whole.
Situation
The land lies to the south west of the village of Broughton and adjoins the A43 from which it has a direct access. The A43 provides access between Northampton and Kettering, and to the wider highway network.

The Land
A block of grade 3 arable land extending to approximately 1.406 acres (5.69 hectares). The land is down to an arable rotation and has a number of trees around the perimeter hedge, which is part fenced.

Classified in the soil survey of England and Wales as being principally to the Hanslope series. The Hanslope series are described as slowly permeable calcareous clayey. Some slowly permeable non-calcareous clayey soils. The soil type is said to be suitable for winter cereals or grassland.

Basic Payment Scheme & Entitlements
The land is registered with the Rural Payments Agency for the Basic Payment Scheme.

The Basic Payment Scheme Entitlements are not owned by the vendor but may be available by separate negotiation.

Environmental Schemes
The land is not entered into any Agri-Environmental Schemes.

Cropping
The land has been harvested and will be left as stubble. Past cropping records are available from the Vendors.

Services
There are no services connected to the property.

Public Rights of Way, Wayleaves & Easements
An overhead electricity line crosses the property from east to west.

An underground mains water pipeline crosses the property from north to south.

The property is being sold subject to all Rights of Way, whether public or private, and subject to all Easements and Wayleaves whether specifically mentioned or not.

Sporting, Minerals, Timber etc
The sporting and mineral rights and the standing timber, as far as they are owned, are included in the sale.

Local Authority
Kettering Borough Council, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX Tel: 01536 410333
https://www.kettering.gov.uk/

Value Added Tax
The land is not elected for VAT.

Method of Sale
The freehold property is offered for sale as a whole by Private Treaty.

Tenure
The land is currently let on a Farm Business Tenancy which will expire on 29th September 2018. The land is offered freehold with vacant possession given on completion.

Registered Titles
The land forms part of Title No. NN357685.

Restriction
The Vendor will retain a 20% share in any additional value released by any planning consent for any non-agricultural or non-equestrian uses for a period of 40 years from the date of completion. Any additional consideration, if applicable, will be payable only in the event of a disposal of the land or the implementation of such a consent.

Boundaries
The Vendor and Vendor’s agent will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these.

Vendor’s Solicitor
Hunt & Coombs Solicitors, 35 Thorpe Road, Peterborough PE3 6AG

Viewing
A copy of these particulars permits interested parties the right to view the property during daylight hours provided you have first registered your interest by contacting Joanne Rattray on 01536 412464.

The nearest postcode is NN14 1SD.

IMPORTANT NOTICE
Berrys, its clients and any joint agents give notice that:-
1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any 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, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.
4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

REF: KA30958