

Amenity Land at Brigstock, Northamptonshire

FOR SALE BY PRIVATE TREATY

Location:

The land shown edged red is located close to the village of Brigstock with direct access to the A6116.

The land is situated approximately 9 miles from Kettering, 8 miles from Thrapston.

Directions:

Travelling from the A14 take the A6116 towards Corby, before entering Brigstock the land can be identified by the flag board on the left hand side.

Description:

The land offers 3 parcels of prime permanent pasture comprising in total of 8.80 Acres or thereabouts. The land has previously had the benefit of planning permission for a fishing lake and offers excellent road access. The land offers access to Harpers Brook.

Single Payment Scheme, Environmental Classifications and Stewardship:

The land is registered under the Single Payment Scheme and entitlements may be available upon request. The purchaser shall have to comply with the cross compliance standards for the 2010 scheme year.

The land is located in a Nitrate Vulnerable Zone (NVZ) and is not subject to any Environmental Stewardship Agreement.

Boundaries:

The vendor and their agents will use all reasonable endeavours to establish the ownership of boundary features but will not be bound to determine these. Where these are known, they will be demarcated with 'T' marks on the attached plan. The purchaser will have satisfied themselves with the ownership responsibilities of any boundary responsibilities.

Sporting, Mineral and Timber Rights:

All timber, together with minerals and sporting rights, are included in the sale of the land insofar as they are owned.

Wayleaves, Easements & Public Rights of Way:

The property is sold subject to all the existing easements, wayleaves and rights of way whether specifically referred to in these particulars or not.

Method of Sale:

The land is offered for sale by private treaty.

Tenure:

The land is sold with the benefit of vacant possession upon completion.

Services:

It should be noted that no mains water is laid within the site although water may be available from Harpers Brook.

Viewing:

Prospective purchasers wishing to inspect the property may view the land entirely at their own risk and are permitted to do so when holding a set of these particulars.

The Land:

The land is currently divided into three individual land parcels comprising of 8.80 acres in total or thereabouts, currently laid down to permanent pasture.

Health and Safety:

We would ask all interested parties to be as vigilant as possible when inspecting the land, given the potential hazards.

Planning:

The land benefits from a previous planning consent for the creation of a fishing lake, car park and access road. Any further enquires of a planning nature should be addressed to the Local Planning Authority at the address detailed below:

Local Authority :

East Northamptonshire District Council,
Cedar Drive, Thrapston, Kettering,
Northamptonshire,
NN14 4LZ
Telephone: 01832 742000



For Identification Purposes Only This plan is published for convenience only and although it is thought to be correct its accuracy is not guaranteed

MISREPRESENTATION ACT/MISDESCRIPTIONS ACT
Davies & Co, for themselves and for the vendor of this property, whose agents they are, give notice that: (i) these particulars are a general outline only and are not intended to constitute, or constitute part of, any offer or contract; (ii) all descriptions, dimensions, opinions, references to conditions or necessary emissions, for use or occupation, and all other information in these particulars are given without responsibility on the part of the owner or the vendor's agent, Davies & Co. It is the responsibility of interested parties to satisfy themselves as to all relevant matters by inspection, survey, searches and enquiries of all appropriate persons and authorities; (iii) neither the staff nor the owner, nor the vendor's agents have the authority to make or give any representation or warranty in relation to the property or to enter into any contract.