

FOR SALE

9 ACRES (3.64 HA)

OF LAND WITH ROAD FRONTAGE

**Broughton
Nr Kettering
NORTHAMPTONSHIRE**

Victoria House, 31-33 Victoria Street, Kettering, Northamptonshire, NN16 0BU
Tel: 01536 524808, Fax: 01536 415095
E-mail: info@daviesandco.co.uk
www.daviesandco.co.uk

MISREPRESENTATION ACT/MISDESCRIPTIONS ACT

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LOCATION:

The land is located in the village of Broughton; accessed off Gate Lane, located approximately 2 miles from Kettering the site offers direct access to the A43 Northampton and A14 road network. Kettering also boasts a mainline rail service offering a journey time of 45 minutes to London St Pancras. (Please see attached location and site plans).

DESCRIPTION:

The land is a single block of 9 acres (3.64 ha) or thereby shown outlined in red on the attached plan and has always been down to permanent pasture, with road frontage onto Gate Lane

METHOD OF SALE AND TENURE:

The land is offered for sale as a whole by private treaty with Vacant Possession on completion.

TENANT RIGHT:

There will be no Ingoing payments other than the purchase price and no counter-claim for dilapidations

SPORTING, MINERAL AND TIMBER RIGHTS:

There are no Sporting and Timber Rights included in the sale. The Mineral Rights are excluded from the sale and will be reserved by the Vendor.

RIGHTS OF WAY AND EASEMENTS:

The land is offered subject to, and with the benefit of, all rights, either public or private, way leaves, easements or rights of way whether specifically referred to below or not.

SERVICES:

We are given to understand that mains water supply is laid and connected to the subject land.

BOUNDARIES:

All boundary ownerships and maintenance responsibilities shall be as existing.

The purchaser(s) shall be deemed to have full knowledge and neither the Vendor nor the Selling Agents will be responsible for defining the boundaries or the ownerships thereof.

SINGLE PAYMENT SCHEME (SPS):

The land is not eligible for Single Premium Scheme and there are no entitlements are included in the sale.

NITRATE VULNERABLE ZONE:

The Land is located within a Nitrate Vulnerable Zone and will be subject to usual provisions/restrictions surrounding applications

VAT:

In the event of the sale of the land, or any part of it, becomes a chargeable supply, the purchaser shall be wholly and absolutely liable for the Tax due in addition to the final purchase price.

VIEWING:

All viewings to be arranged through the agents, please ask for Barry Davies or James Bailey

Telephone: (01536) 524808

E-mail: info@daviesandco.co.uk

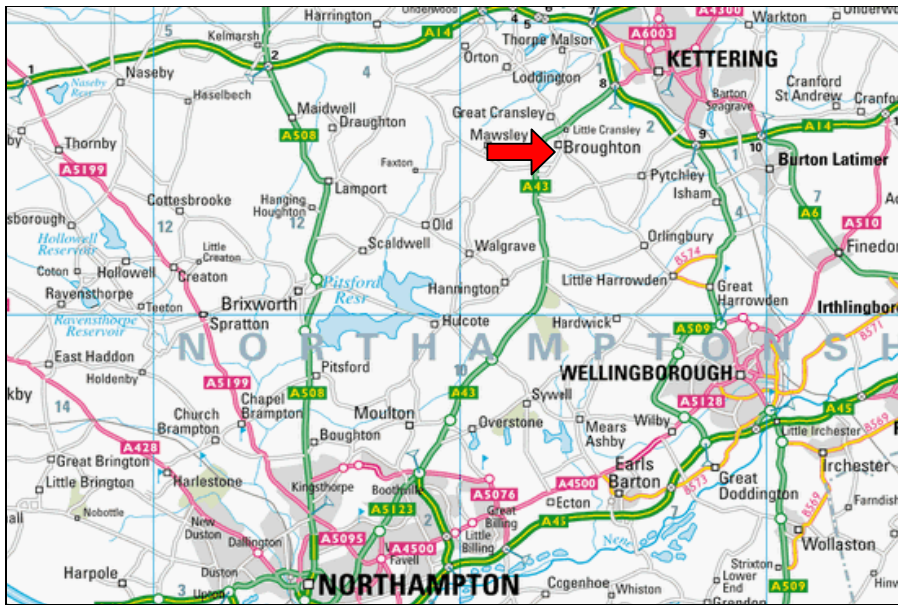
LOCAL AUTHORITY:

Kettering Borough Council
Municipal Offices,
Bowling Green Road,
Kettering,
NN15 7QX

Tel: 01536 410333

Fax: 01536 410795

SITE PLAN:



For Identification Purposes Only

This plan is published for convenience only and although it is thought to be correct its accuracy is not guaranteed. Reproduction from the Ordnance Survey Map with the sanction of the controller of H.M Stationary Office. Crown copyright reserved.

 **DAVIES & CO.**
CHARTERED SURVEYORS

Victoria House
31-33 Victoria Street
Kettering
Northamptonshire
NN16 0BU

Tel: 01536 524808
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