

**STRATEGIC LAND - 110 acres**  
**LAND AT VICARAGE FARM, IRCHESTER, NORTHAMPTONSHIRE, NN29 7DG**

 **DAVIES & CO.**  
CHARTERED SURVEYORS



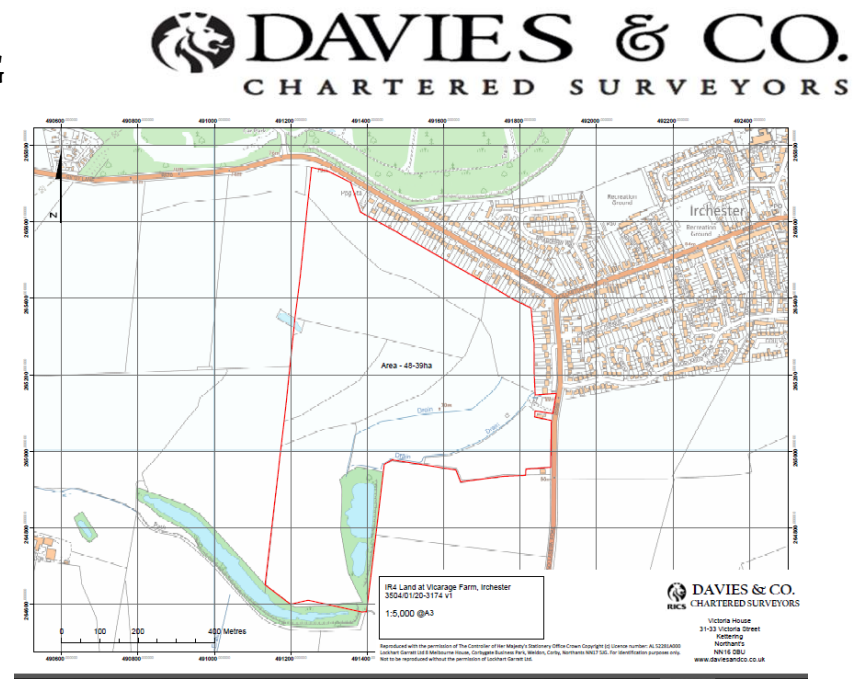
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### LOCATION & DESCRIPTION

This site is off Gipsy Lane, Irchester, adjacent to the A509. It extends to 110 acres, 3.2 miles South of Wellingborough, and 13 miles North-East of Northampton. Close to popular attraction Irchester Country Park.

The land is suitable for residential development - this is subject to planning permission.



### TERMS

Expressions of Interest are invited for either a Promotion Agreement or an Option to include the following Heads of terms:

- Percentage Discount Landowner/ Developer
- Period of agreement, Longstop date
- Deductible planning promotion and other costs (with caps)
- Minimum land value per Net Developable Acre (NDA)
- Premium(s) to be paid to the landowner
- Confirmation of payment of landowner’s professional fees

**Inspection of the land strictly by appointment with Davies & Co.**  
**Offers should be submitted to:** Email: [info@daviesandco.co.uk](mailto:info@daviesandco.co.uk)  
Tel: 01536 524808

**Important Notice:** Davies & Co is not authorised to make or give any representations or warranties in relation to the property. Davies & co assumes no responsibility for any statement that may be made in these particulars. The particulars do not form any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for your guidance only. Davies & co has no tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

