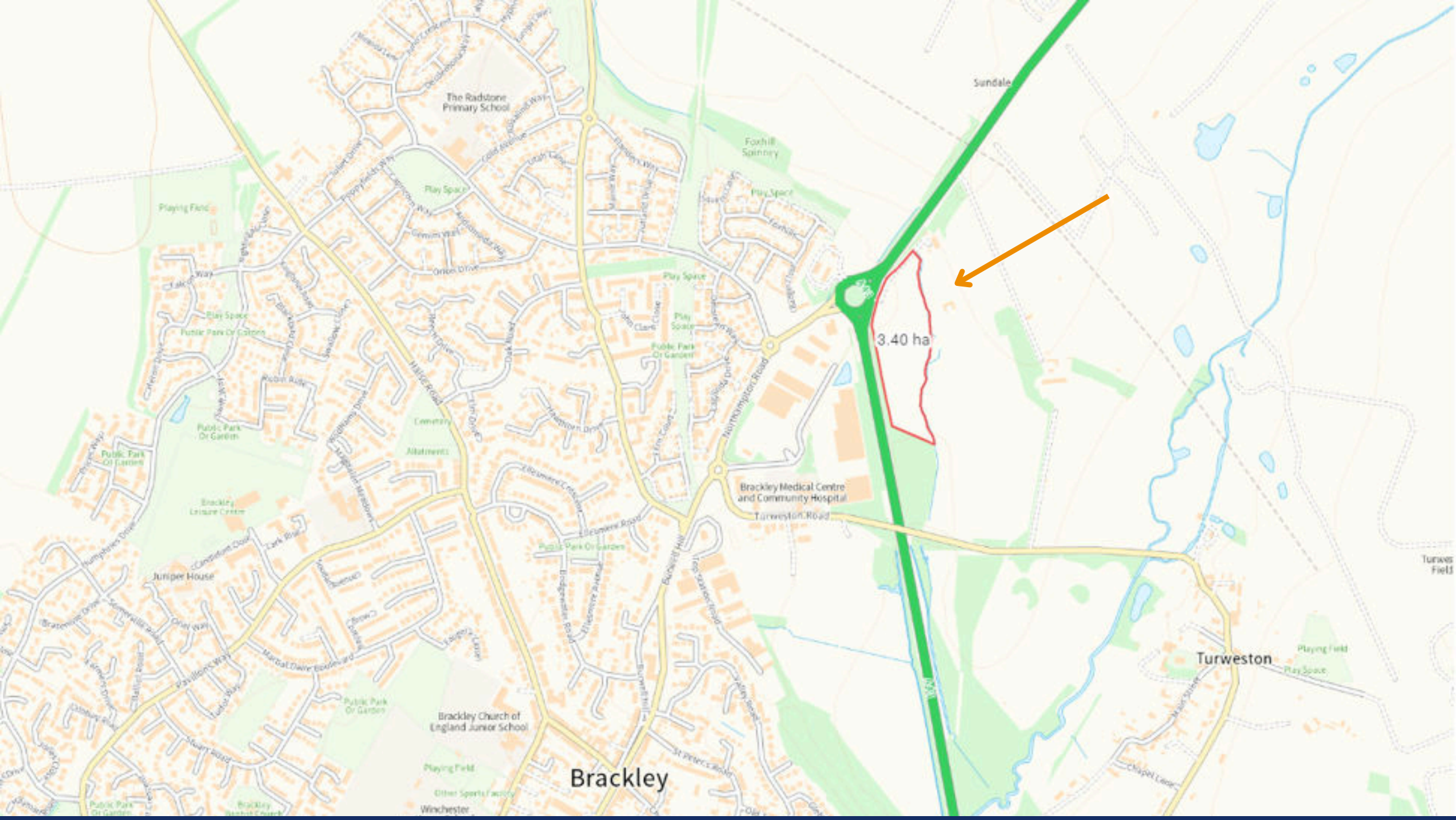


Land off Brackley Bypass (A43), Brackley, Northamptonshire.

HOWKINS & HARRISON

Land off Brackley Bypass (A43), Brackley, Northamptonshire.

An exciting opportunity to acquire a block of permanent pasture with strategic development potential.

Features

- Pastureland extending to approximately 8.39 acres.
- Edge of Settlement Location
- Direct highway access
- Potential alternative use subject to obtaining the necessary planning permission.
- Freehold with vacant possession upon completion

Location

The land is situated off the Brackley Bypass (A43) with direct access onto the public highway via a roundabout junction. The property to located to the east of the town of Brackley.

Brackley is a market town and civil parish in the West Northamptonshire unitary authority area of Northamptonshire. Brackley lies on the borders with Oxfordshire and Buckinghamshire, 9 miles south-east of Banbury, 19 miles north-east of Oxford and 22 miles south-west of Northampton. Brackley has good access to the wider road network and is within 7 miles of the M40 motorway. The towns of Northampton and Banbury both have rail stations providing direct access to London and the wider rail network.

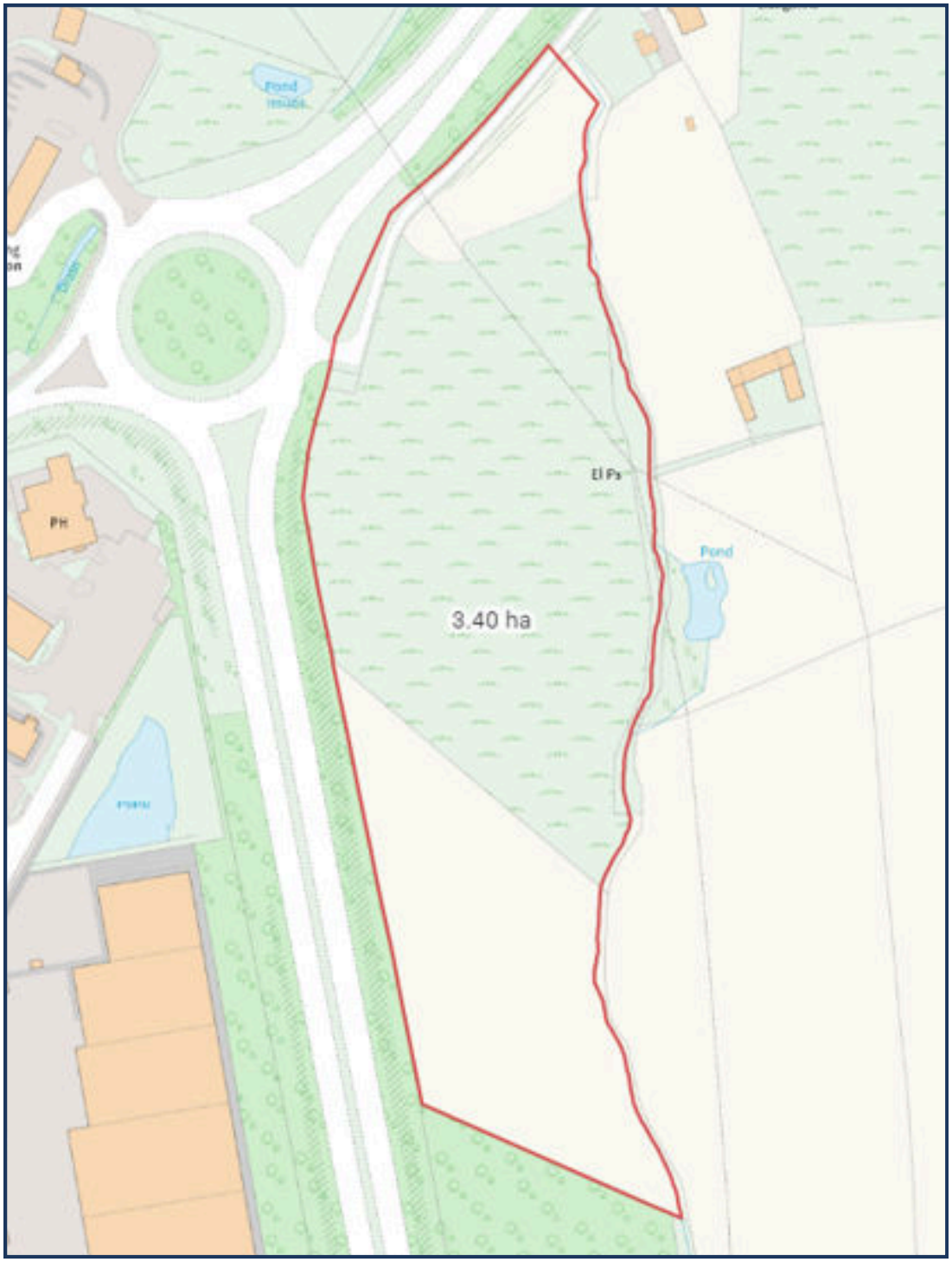
The location is shown on the plan.

Description

The land is two enclosures of pastureland which extends to 8.39 acres (3.40 hectares) in total or thereabouts, with well-defined mature hedgerow and tree boundaries throughout. The land has previously been used for grazing livestock.
Access to the land is direct off the public highway known as Brackley Bypass (A43) via a roundabout junction.

The land may be suitable for commercial development subject to obtaining the necessary planning consent.

The property is available as a whole.



Tenure & Possession

The property is offered for sale freehold with vacant possession upon completion.

Title

The land is currently registered under title number NN143132.

Services

The vendor believes the land benefits from connections to a mains water supply.

There are overhead electrical lines crossing the property.

Purchasers should note that it is their specific responsibility to make their own enquiries to the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services. The cost of providing such services to the site will be at the purchaser's own expense.

Overage Clause

The property will be sold subject to a development uplift clause which will reserve 30% of any increase in value on each and every non-agricultural or non-equestrian development that takes place within a period of 30 years from the date of sale.

Method of Sale

The property will be offered for sale by private treaty as a whole and interested parties should submit their offers to the Towcester Office.

Rights of Way Etc.

Access to the property is via an exit direct from the roundabout located on the Brackley Bypass (A43).

There are two residential properties in third party ownership with a right of way across the entrance.

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the same whether disclosed or not.

Sporting and Mineral Rights

Where Sporting and Mineral Rights are owned, they will be included in the sale.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Fixtures & Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded.

Anti Money Laundering Regulations

We are required under due diligence, as set up under HMRC, to take full identification (e.g., photo ID and recent utility bill as proof of address) of a potential purchaser upon submitting an offer on a property.

Local Authority

West Northants District Council Tel: 0300 1267000

Northamptonshire County Council Tel: 01536 416409

What3Words

///neutron.sundial.fillings

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison
01327 397979

Important Notice
1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

CONTACT US

Howkins & Harrison LLP
98A Watling Street, Towcester, NN12 6BT
Email towrural@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Instagram HowkinsLLP

This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.