

Land off Badby Road, Badby, Northamptonshire,
NN11 3DA

HOWKINS & HARRISON

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An exciting opportunity to acquire a parcel of permanent pasture situated between the villages of Upper Catesby and Badby.

Extending to 10 acres (4.05 ha)

Distances

- Badby– 1 mile
- Staverton - 2.6 miles
- Daventry - 4.2 miles
- Southam - 10.5 miles
- Towcester – 14 miles

Situation

The property is situated between the Northamptonshire villages of Badby and Upper Catesby, with access to the property via a gated entrance set off the public highway known as Badby Road. Badby is situated approximately 1 mile east and Staverton 2.6 miles north, offering a variety of local amenities.

The nearby market towns of Daventry (4.2 miles) and Southam (10.5 miles) provide an extensive range of local and amenity services, as well as providing vast education and employment opportunities. Both Banbury and Northampton provide access to mainline railway services providing access to the London Marylebone and Birmingham New Street.

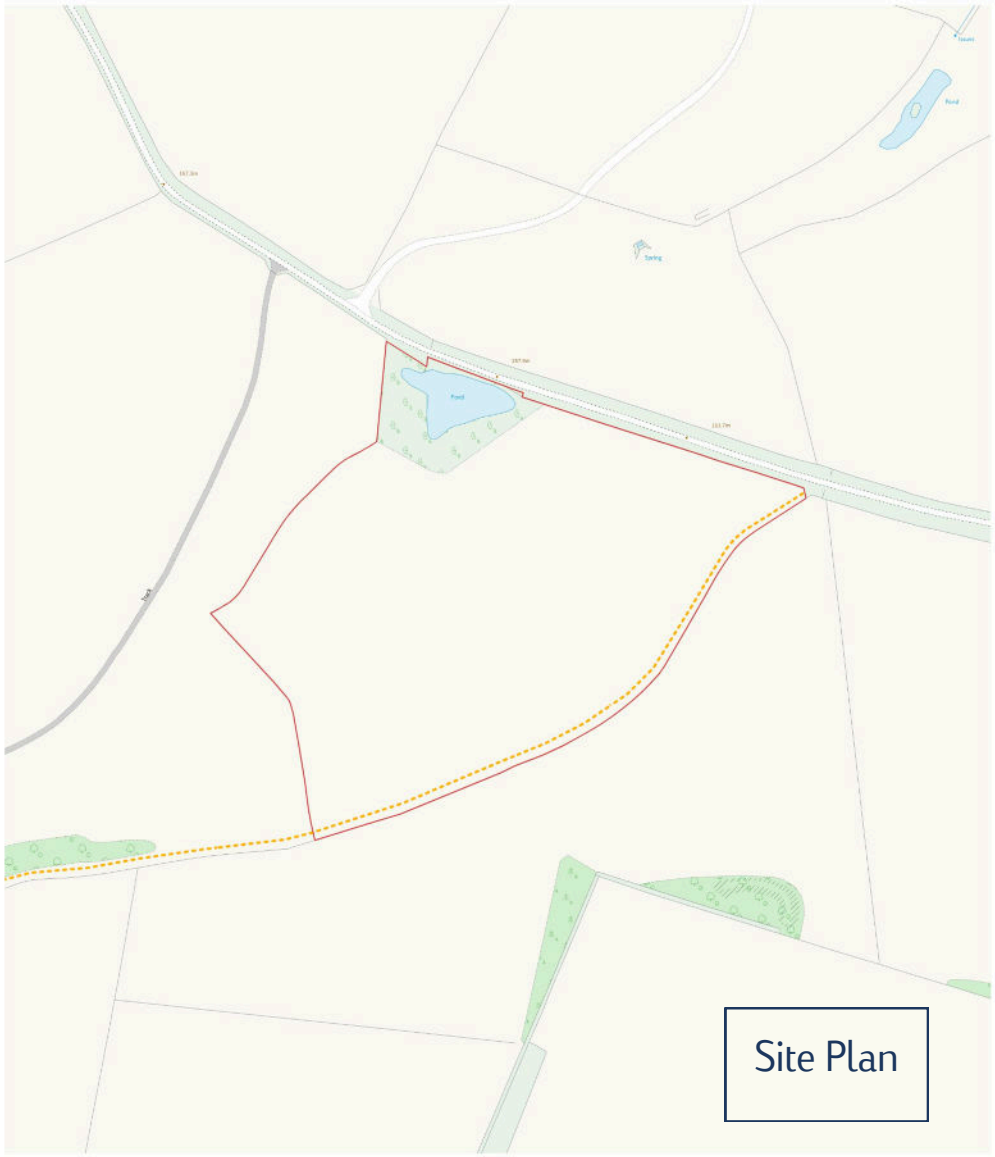
The land benefits from excellent road links with the A361, A45 and A5 providing access to the nearby motorway network of the M40 and M1.





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Badby, Northamptonshire,
NN11 3DA

Land App



Produced on Land App, Sep 21, 2026.
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50 m
Scale 1:2500 (at A4)

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Description

The property comprises a conveniently positioned parcel of pasture land, which extends to approximately 10 acres (4.05 hectares) in total. The property can be accessed from the public highway known as Badby Lane, with a gated entrance set back from the highway giving access to the property.

The property is presented as a single enclosure of permanent pasture, which has historically been used for livestock grazing. Situated in the north western corner of the field is a large wildlife pond.

The land benefits from a mixture of post and stock wire fencing and well-defined mature hedgerow and tree boundaries throughout.

According to Natural England, the land is classified as Grade 3 on the Agricultural Land Classification Maps, being freely draining slightly acid but base-rich soil with high fertility. The land would be suited to equestrian or alternative use subject to obtaining the necessary planning consent.

The land is shown edged red on the site plan.

Development Overage

The vendor will impose a development overage on any non-agricultural or non-private equestrian development over the entirety of the property for a period of 30 years at 30% which will be triggered on the earlier of either implementation of planning permission or disposal where the land that is disposed of includes the whole or any part (s) of the property with the benefit of that planning permission.

Services

The vendor understands that the land does not benefit from a connection to any mains services.

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.

Easements, Wayleaves and Rights of Way

The property can be accessed from the public highway known as Badby Road, with a gated entrance set back from the road in the northern aspect of the proeprty.

The property is crossed by a bridleway which enters the land from the highway with a pedestrian gate situated next to the field gare, and then runs along the eastern boundary , continuing on into the adjoining land.

The land is sold subject to and with the benefit of all other easements, wayleaves and rights of way that may exist at the time of the sale whether disclosed or not.

Anti Money Laundering Regulations

Under the money laundering directive (S12017/692) 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). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.

Tenure & Possession

The land will be sold freehold with vacant possession given on completion







Fixtures and Fittings

Only those items specifically mentioned in the sales particulars are included within the sale or the items are specifically excluded.

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 Agents Towcester Office,

Plan, Area & Description

The property is currently registered under title number NN279018.

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.

Viewing

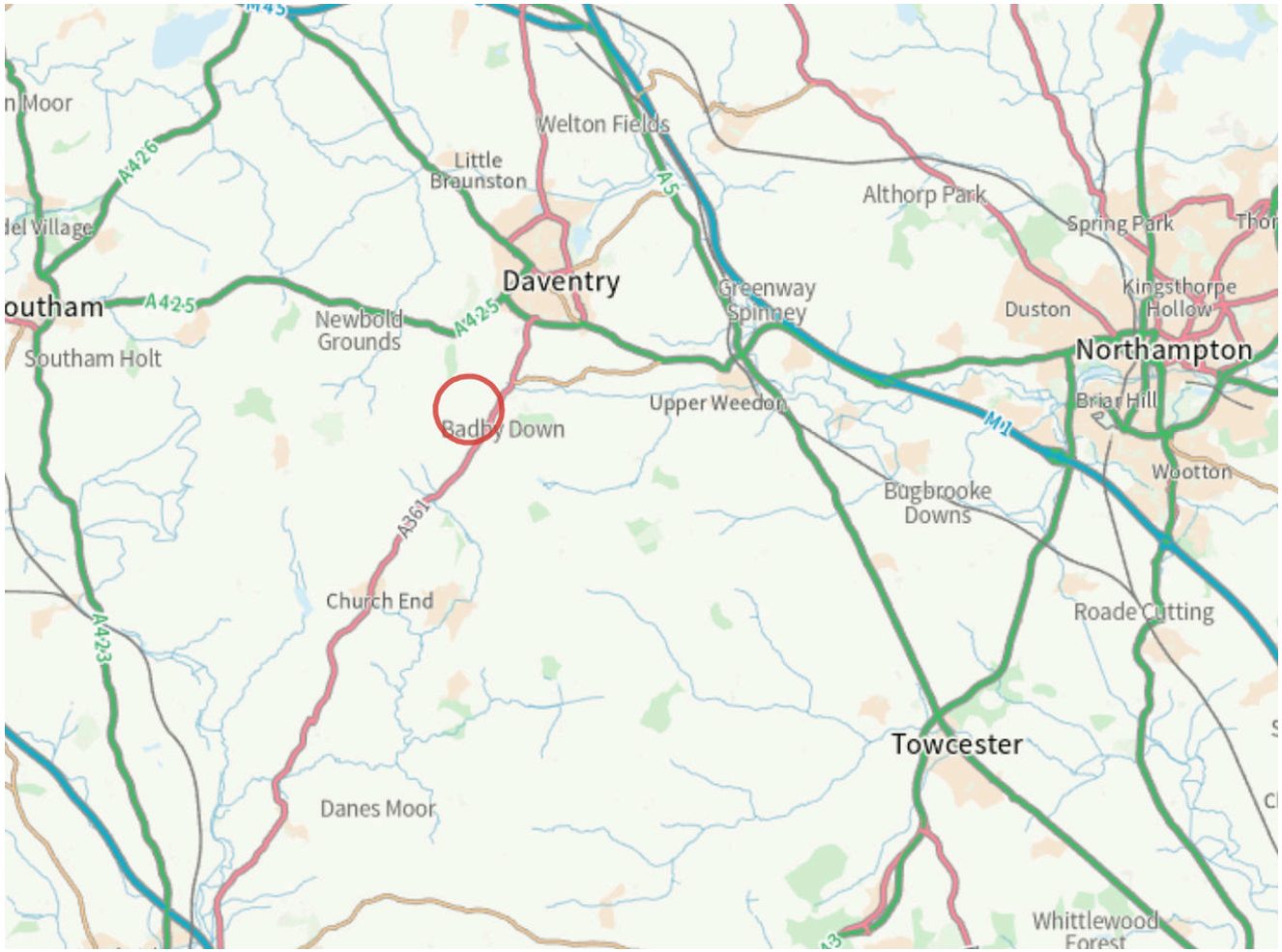
Strictly by prior appointment through the agent's Towcester office on 01327 397979 or email:
tayla.cave@howkinsandharrison.co.uk

Local Authority

West Northamptonshire Council – 0300 126 1000

What3Words

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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

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THE CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS
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RICS

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