LAND AT, RUSHTON ROAD, WILBARSTON, LE16 8QL

OFFERS IN EXCESS OF £35,000

ANDREW GRANGER & CO

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0.42 acres or thereabouts of pasture land for sale.

Tender deadline Thursday 9th September 2021 at 12 noon

General
An opportunity to purchase 0.42 acres (1698.55m2) or thereabouts of pasture land for sale, located on the southern Edge of Wilbarston. The land is bounded by stock-proof fencing and mature hedges. The land is accessed via Ruston Road.

Location
The land is located on the south of on the southern edge of Wilbarston within Ketting area of North Northamptonshire. The land has of access off Rushton Road

what3words: dwarf.sprain.announce

Land Description
The land is classified as Grade 3 on the Agricultural Land Classification (Provisional Edition). The soil type is Soilscape 3: Shallow lime-rich soils over chalk or limestone The land is most suited to livestock grazing.

Services
The selling agent is not aware of any services connected to the property.

Tenure
The land is to be sold freehold with vacant possession.

Basic Payment Scheme
There are no Basic Payment Scheme entitlements included in the sale.

Easements and Rights of Way
The land is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether specifically mentioned in these particulars or not.

Fixtures and Fittings
Any Fixtures in place are included in the sale.

Planning
The property does not have any planing permission. All interested parties should complete their own planning enquiries.

Development Uplift
The land will be sold subject to an uplift clause of 30% over 40 years of any uplift in value arising from development or the grant of planning permission (excluding agriculture and equestrian) is payable to the vendor.

Method of Sale
The property is offered for sale by Informal Tender in accordance with the following conditions: -

1. Tenderers should complete a Form of Tender. To request a tender form, please contact Peter Chennells (details below)

2. Please send completed tender forms by 12 noon on Thursday, 9th September 2021 in a sealed envelope marked:

"Tender - Land at Wilbarston" to Andrew Granger & Co. Ltd, 44-46 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Or
By email to peter.chennells@andrewgranger.co.uk

Guide Price
Offers in Excess of £35,000

VAT
In the event that any part of the holding is subject to VAT this will be payable by the Purchaser in addition to the purchase price.

Buyers Fee
The purchaser will Pay a £1,000 + VAT (£1,200 inclusive of VAT) contribution towards the sellers legal fees.

Viewing
Please contact the selling agent to request a viewing of the land.

Further Information

For any further information, please contact:

Peter Chennells BSc (Hons) MSc MRICS

01509 243720

peter.chennells@andrewgranger.co.uk

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Call 01509 243 720

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