



Land at Gretton, Northamptonshire – about 26.66 acres

# Land at Gretton, Northamptonshire

Two fields of long-established grassland situated between the villages of Gretton and Lyddington

Gretton ½ mile, Lyddington 3 miles, Corby 4½ miles, Uppingham 5½ miles

About 26.66 acres

For sale as a whole

Guide Price £180,000

## Situation

The land is situated by the River Welland, near to the village of Gretton, with gated vehicular access directly off Mill Road.

## The Land

The land extends to approximately 26.66 acres in total and consists of two fields of long-established grassland (being 13.94 acres and 12.72 acres respectively). Both fields interconnect and have ridge and furrow topography, with the smaller field containing a central pond.

The land is currently subject to a Farm Business Tenancy, which will expire on the 29th September 2026.

## Method of Sale

The freehold land is offered for sale as a whole by private treaty with vacant possession on completion.

## Services

There are no services connected to the land.

## Easements, Covenants & Wayleaves

We are not aware of any easements, covenants or wayleaves, however, the land

is sold subject to any that may exist.

## Basic Payment

There are no delinked payments available to the Buyer.

## Environmental Schemes

The land is part of a Sustainable Farming Incentive Agreement that commenced on the 1st February 2024 and ends on the 31st January 2027. Further details are available from the Seller's Agents.

## Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned, save for the land hatched blue on the plan, where the mines and minerals are excepted.

## Local Authority

North Northamptonshire Council (unitary authority) [www.northnorthants.gov.uk](http://www.northnorthants.gov.uk)

## VAT

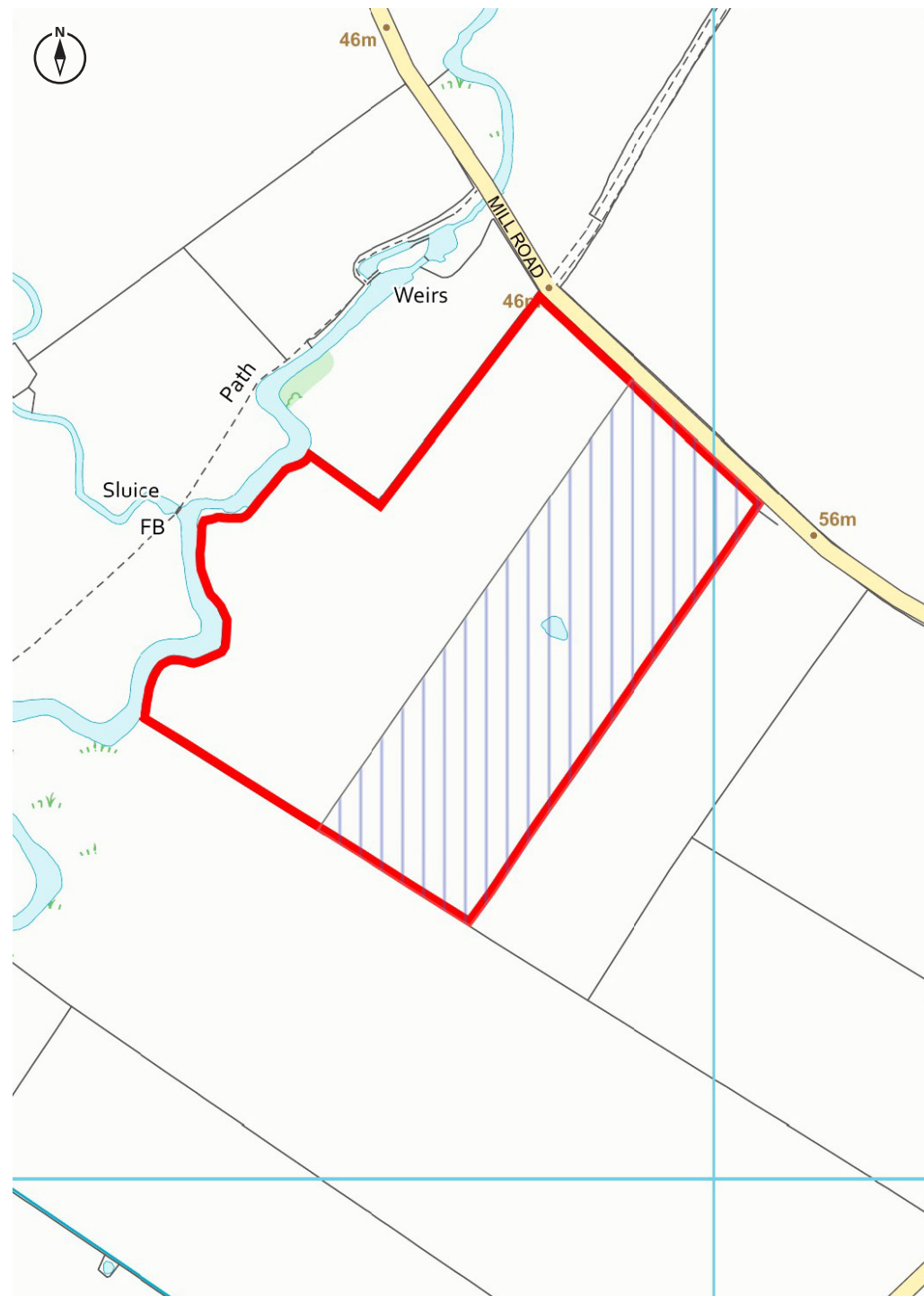
Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

## Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand subject to prior notification to one of the Seller's Agents. Viewing is at your own risk and neither Shouler & Son, Chater Advisory Ltd nor the vendor take any responsibility for any losses or damages incurred during inspection.

## What3Words Access Point

[insisting.limp.diplomat](https://www.what3words.com/insisting.limp.diplomat)





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## Chater Advisory Limited

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### AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

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