LAND AT DESBOROUGH
NORTHAMPTONSHIRE

A attractive block of permanent grassland strategically located near to the town of Desborough and extending to approximately 21.02 acres or thereabout

The property is presented for sale by private treaty as a whole or in sensible lots
DESBOROUGH • NORTHAMPTONSHIRE

The Property

The property, which extends in total to approximately 21.02 acres (8.51 hectares), comprises a block of permanent grassland situated to the west of the town of Desborough and east of the village of Braybrooke.

The land is very well located being strategically positioned adjoining the A6 with easy access to the A14 and wider highways network beyond. The property is also within easy reach of a number of larger settlements lying approximately 5 miles to the south east of Market Harborough, 5 miles to the west of Kettering and approximately 19 miles to the north of Northampton.

Access to the property is currently taken directly from Desborough Road, close to the A6 roundabout, which leads to Braybrooke.

The property is shown in more detail in the schedule below and coloured pink on the cover plan.

<table>
<thead>
<tr>
<th>OS Number</th>
<th>Description</th>
<th>Acres</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>4391</td>
<td>Pasture</td>
<td>11.04</td>
<td>4.47</td>
</tr>
<tr>
<td>6083</td>
<td>Pasture</td>
<td>9.98</td>
<td>4.04</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>21.02</strong></td>
<td><strong>8.51</strong></td>
</tr>
</tbody>
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Services

A mains water supply is connected to the property although its adequacy has not been tested.

Single Farm Payment

The land has been registered to receive the Single Farm Payment and the relevant number of Entitlements will be included as part of the sale.

Environmental Stewardship

The land has not been entered into any Environmental Stewardship Scheme.

Wayleaves, Easements and Rights of Way

There are no public footpaths affecting the property.

The Property is sold subject to any Wayleaves, Easements and Rights of Way, whether expressly referred to in these sale particulars or not.

Field Boundaries

There are well established hedge and fence stock proof boundaries to the outer perimeter of the property. There is currently no permanent fence separating fields 4391 and 6083 as they are grazed together.

Timber, Minerals and Sporting Rights

All timber, minerals and sporting rights are included within the sale of the freehold.

Method of Sale

The freehold property is to be sold by private treaty and offers are invited for the whole or any sensible lot with vacant possession available on completion.

Local Authority

Kettering Borough Council, Bowling Green Road, Kettering, Northamptonshire NN15 7QX. Telephone: 01536 410333

Vendors Solicitor

Mr M A Tildesley of Rich & Carr Freer Bouskell Solicitors, PO Box 15, Assurance House, 24 Rutland Street, Leicester, LE1 9GX

Any enquiries of a legal nature should be addressed to Mr Tildesley and his telephone number is 01162426030

Viewing

A copy of these particulars permits a right to view at any reasonable hour. Please do take care as the land is stocked.

IMPORTANT NOTICE

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.
4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.