



sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3,600 (£3,000 plus VAT).

DOIRG13082025/0158



Land At Moulton Road, Pitsford, Northampton, NN6 9AF



For Auction - Guide £425,000 to £450,000

FOR SALE BY AUCTION ON WEDNESDAY 24TH SEPTEMBER 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £425,000 to £450,000

A substantial block of arable land extending to 47.73 acres in an edge of village location some six miles to the north of Northampton. The land has extensive road frontage suitable for agricultural access. The land is offered freehold and has been subject to an existing Farm Business Tenancy which will require the tenant to vacate on 28th September 2025.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
www.auctionhouse.co.uk/northamptonshire

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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LOCATION

The property is located between the villages of Pitsford and Moulton approximately half a mile south of the village of Pitsford and adjacent to Moulton Agricultural College.

Land App



THE LAND

The land has been farmed for spring oats, rape and barley over previous seasons comprising varied blowaway sand with heavier ground to the north and some loamy soil to the south. Cultivation and hedge trimming have not been completed by the tenants. The purchaser will be required to fence the boundary between the land to be sold and the vendor's retained land with pressure treated post and three rail stock proof fencing within three months of the completion of the sale.



BASIC PAYMENT SCHEME

The property will not include the right to any delinked payments which are specifically excluded from the sale.

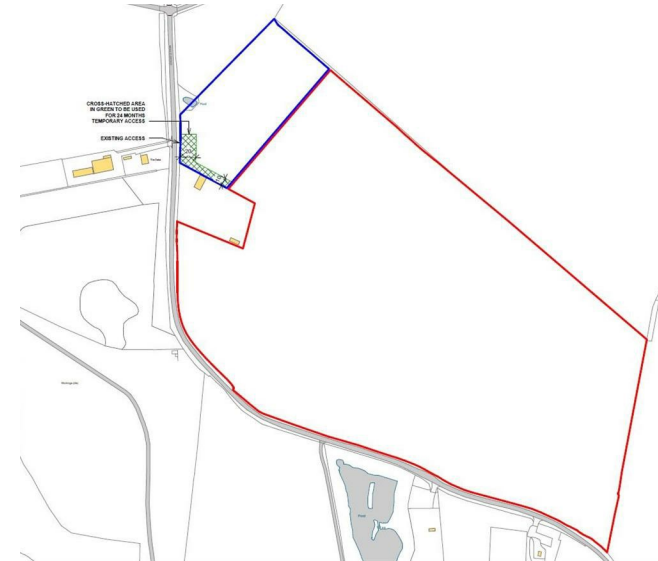
ENVIRONMENTAL SCHEMES

The land is not included in any environmental schemes.



MINERAL AND SPORTING RIGHTS

The Mines, Minerals and Sporting Rights such as they exist are included in the freehold.



SERVICES

There are no services connected to the property although it is believed that there is a main water supply running beneath the land.

TENURE

The land is freehold and has been let to Ivor and Dale Caswell on a Farm Business Tenancy dated the 5th October 2017 which was initially for a term expiring on the 28th September 2018 having been continued year on year. Current rent is £6,875 per annum (for 55 acres) payable by equal instalments in advance on the 29th September and the 25th March each year. The crop from this season has been taken and the tenant served with notice to quit on 28th September 2025 meaning that vacant possession will be given on completion. The outgoing tenants do wish to continue farming the field and would be pleased to enter into a new FBT with the buyer.



VEHICLE ACCESS

The existing access for which planning permission was granted in 2023 is through land to be retained by the vendor and will be granted in perpetuity unless the buyer elects to re-locate this access at which time rights to the existing access will be given up.

OVERAGE

The land is sold subject to an overage clause expiring 2053 with 33 years remaining. The additional payment will be calculated at 50% of uplift in the value from the base value in the event that planning permission for development of the land is obtained.

LOCAL AUTHORITY

West Northamptonshire Council
The Guildhall
St Giles Square
Northampton
NN1 1DE
www.westnorthants.gov.uk

THE LAND

The arable land stands in a single block bounded roadside by established hedges and a stone boundary wall and on the neighbouring side by established hedges.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all existing rights of way whether public or private, easements, quasi-easements, and wayleaves whether specifically referred to or not. The sellers agent believes that there appear to be no public rights of way on the designated plan, however purchasers are encouraged to make their own enquiries.

VIEWINGS/HEALTH AND SAFETY

Given the potential hazards of a working farm we ask that you be as vigilant as possible when making inspection for your own personal safety particularly around any farm machinery. We advise that children and or pets are not permitted on the property and viewings should be carried out in daylight hours only.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot

For further information on viewing call 01604 259773