

Richardson

CHARTERED SURVEYORS

Chater Advisory Limited

12.64 Acres of Farmland & Buildings, Stamford
Road, Geddington, Corby, NN18 8HE

FOR SALE

GUIDE PRICE £260,000



- For Sale by Private Treaty
- Registered Title
- 12.64 Acres (5.12 ha)
- Farmland with Buildings
- Available in 2 Lots
- Road Frontage

Sheep Market House, Stamford, PE9 2RB



www.richardsonsurveyors.co.uk

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DESCRIPTION

12.64 acres of farmland and buildings available in 2 Lots with potential for alternative uses subject to necessary planning. The land has access directly onto A4300 Stamford Road.

The grassland in Lot 1 & Lot 2 is permanent pasture and classified as Grade 3 by the Agricultural Land Classification of England and Wales. The land is in good heart, bordered with mature hedges including back fencing to the majority.

Title Number NN304382.

LOT 1 - GUIDE PRICE £40,000

Lot 1 extends to 1.88 acres in a single parcel and consists of permanent grassland with mature hedges and back fencing.

LOT 2 - GUIDE PRICE £220,000

Lot 2 extends to 10.76 acres, consists of two fields of similar size of permanent grassland and includes a range of buildings. The buildings consist of brick and stone structures with timber and tin extensions.

LOCATION

The parcel is located on Stamford Road, Geddington roughly 4 miles from Kettering and Corby and 12 miles from the Thrapston A14 junction. The smaller paddock is adjacent to the entrance drive for Copley Lodge Farm and the further two fields and buildings are a short distance away to the south towards Geddington village.

what3words entrance to Lot 1: scrubbing.headliner.duration

what3words entrance to Lot 2: straying.protest.sounding

METHOD OF SALE

The farmland is for sale as a whole or in 2 lots by private treaty with vacant possession on completion.

PLANNING

The land and buildings could have potential for alternative uses subject to all necessary planning and other consents which may be required. No known past planning history exists so far as the sellers and selling agents are aware.

OVERAGE/CLAWBACK

No overage or clawback to be imposed on sale. The vendors are not aware of any existing overage on the land.

BASIC PAYMENT SCHEME (BPS) & ENVIRONMENTAL SCHEMES

The land is sold without the benefit of any Historic Reference Amount associated with Delinked Payments. The land is not included within any agri-environmental schemes and is therefore sold free of any ongoing management restrictions.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not. Lot 1 is crossed by overhead electricity cables.

SPORTING, MINERAL & TIMBER

The sporting, mineral and timber rights are included in the freehold sale, to the extent that they are owned. The Title NN304382 shows none of these rights are reserved out of title.

HISTORIC DESIGNATION

We understand the land is not affected or restricted by any Ancient Monument Designation.

ACCESS

Access to Lot 1 & 2 is taken directly off A4300 Stamford Road.

BOUNDARIES

The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities.

SERVICES

Mains water is connected to Lot 2 only. Each of the two fields within Lot 2 have water troughs and there is also a supply to the buildings serving a standpipe and water trough.

TENURE & POSSESSION

The land is offered for sale freehold, with the benefit of vacant possession.

LOCAL AUTHORITY

The land is located within the administrative boundaries of North Northamptonshire Council.

VIEWINGS

At any daylight hour, on foot, with a set of particulars to hand.

HEALTH & SAFETY

Please be as vigilant as possible when making your inspection. Please observe any specific signage on the property.

PLANS

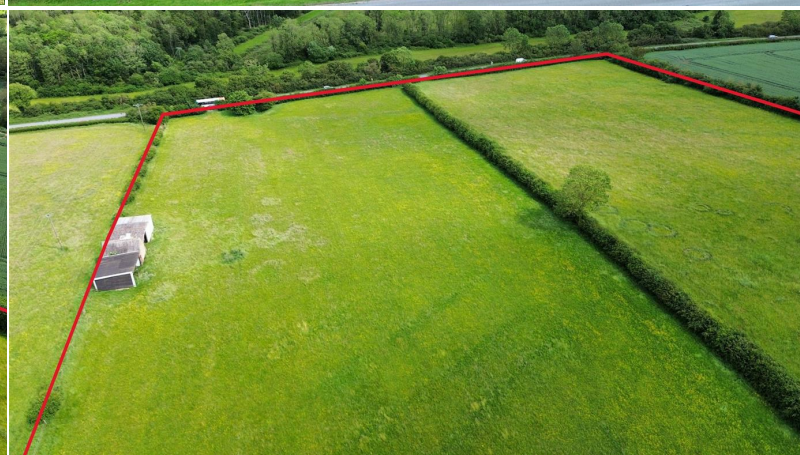
The plan enclosed is for identification purposes only.

FURTHER INFORMATION

For further information please contact Harry Baines on 07540 766675 or email harry@chateradvisory.co.uk or contact Jamie Richardson on 01780 761651 or email jrichardson@richardsonsurveyors.co.uk

VAT

Guide prices provided are exclusive of VAT. In the event that the sale of the property, or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.





Produced on Land App, Jun 18, 2026.
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50 m
Scale 1:2635 (at A4)



IMPORTANT NOTICE - Richardson and Chater Advisory Ltd for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

PLANS - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.