



Land and Stables adjacent to West Farm House, Bridle
Road, Hannington, Northamptonshire, NN6 9SU

HOWKINS & HARRISON 
Equestrian

Stables and Land adjacent to West Farm House, Bridle Road, Hannington, Northamptonshire, NN6 9SU

An exciting opportunity to acquire an attractive equestrian facility with stables, yard, and pastureland.

Extending to 5.18 acres (2.10 ha)

Distances

- Kettering – 6.6 miles
- Wellingborough - 7.3 miles
- Northampton - 12 miles
- Market Harborough – 13 miles

Situation

The property is situated on the outskirts of the Northamptonshire village of Hannington, with access to the property via the public highway known as Bridle Road. The market town of Kettering is situated approximately 6.6 miles to the north, and provides an extensive range of local and amenity services, as well as vast education and employment opportunities.

A bridleway continues off Bridle Road, which then gives access to a wide network of bridle ways and paths.

The property is also in close proximity to several equestrian centres including Boughton Mill Equestrian Centre (9 miles), Moulton Equestrian Centre (4 miles) and Aston Le Walls Equestrian Centre (30 miles).



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House, Bridle Road, Hannington, Northants,
NN6 9SU



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Site Plan

Description

The property comprises a conveniently positioned equestrian facility, comprising a stable block, yard area and separate field shelter, extending in all to approximately 5.18 acres (2.10 hectares). The property can be accessed from the public highway known as Bridle Road, which then continues on past the property as a bridleway. There is a 3.6m wide access track off of Bridle Road which leads to a small turning circle to the front of the stable block.

The stable block is of timber construction under a shall-pitched gable roof, (which has recently been re-roofed) accommodated within a single, u-shape building, having been erected 15 years ago. The block comprises 4 main stables (two stables and two corner boxes), with an additional feed store and tack room. Outside the stables is a concrete hard standing area, with the stable block area separated from the paddock land by post and rail fencing.

The stables are understood to benefit from a mains water supply, which also supplies the paddock land. Situated to the west of the stables is a field shelter containing a single stable, which can be accessed from the paddock.

The land is presented a single parcel of permanent pasture, which can be accessed via a gateway off the driveway, as well as from the stable yard. The land extends to approximately 4.43 acres and benefits from a mixture of mature hedgerow and tree boundaries together with stock fencing in varying conditions throughout. Adjoining the stable block to the west is a small area of pasture which could be used as a small turnout paddock.

The land is shown edged red on the site plan.

Tenure & Possession

The land will be sold freehold with vacant possession given on completion

Services

The property is understood to be connected to a mains water supply.

Purchasers should make their own enquiries regarding the location of mains service supplies.

Easements, Wayleaves and Rights of Way

The property can be accessed via the single track road known as Bridle Road, with a gateway providing access to the property.

The land is sold subject to and with the benefit of all other easements, wayleaves and rights of way that may exist at the time of the sale whether disclosed or not.

Planning

The stables and access were granted permission in 2007 under planning reference DA/2007/1191.

It is the responsibility of the purchaser to make their own enquiries as to the planning history of the property.

Development Overage

The vendors will impose a development overage on any non-agricultural or non-private equestrian development over the entirety of the property for a period of 30 years at 30% which will be triggered on the earlier of either implementation of planning permission or disposal where the land that is disposed of includes the whole or any part (s) of the property with the benefit of that planning permission.

Fixtures and Fittings

Only those items specifically mentioned in the sales particulars are included within the sale or the items are specifically excluded.





Anti Money Laundering Regulations

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.

Plan, Area & Description

The property is currently registered under title number NN95773.

The plan, area and description are believed to be correct in every way but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

The plan is for identification purposes only.

Viewing

Strictly by prior appointment through the agent's Towcester office on 01327 397979 or email: tayla.cave@howkinsandharrison.co.uk

Vendors Solicitor

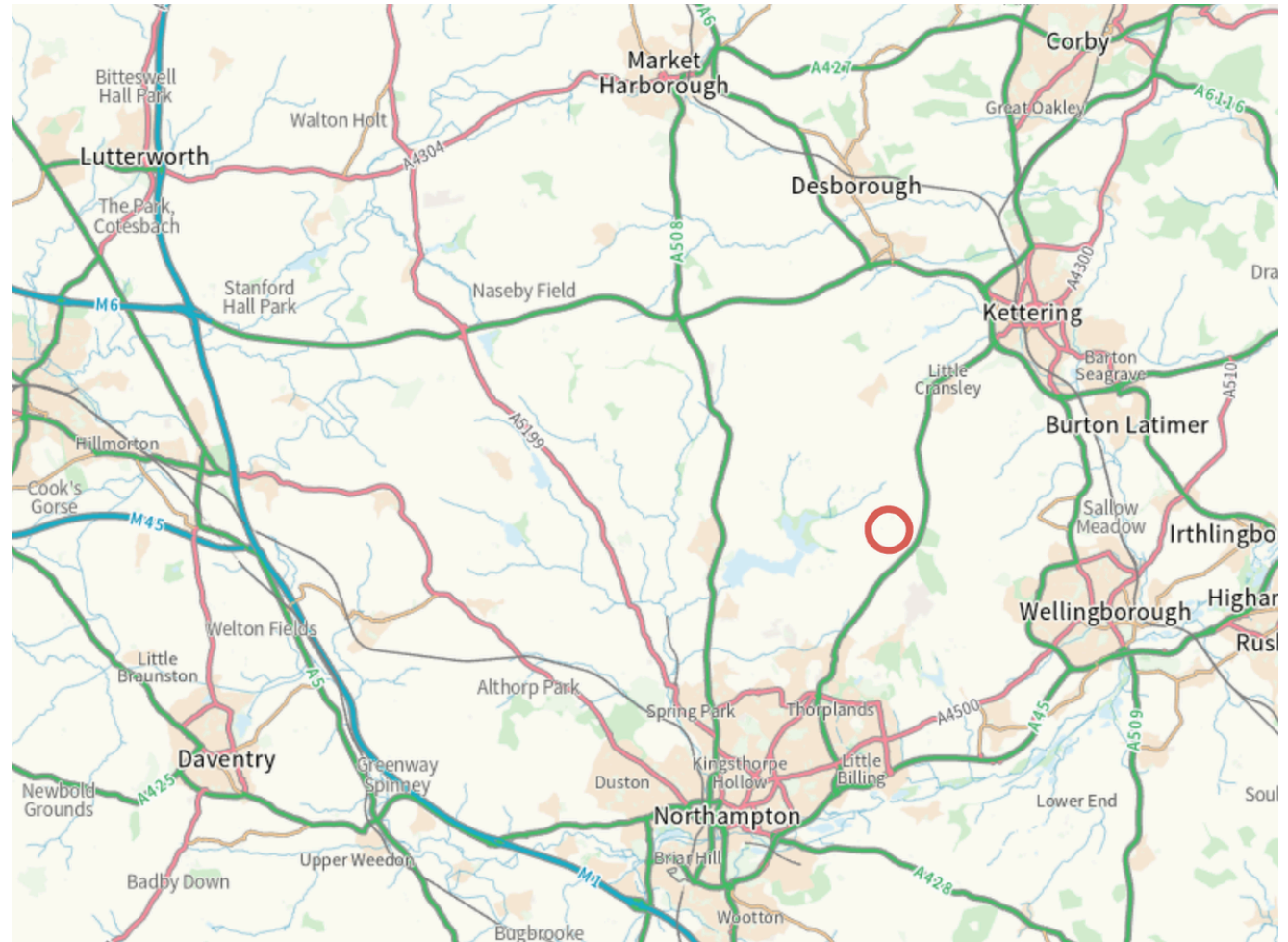
To be confirmed.

Local Authority

West Northamptonshire Council – 0300 126 7000

What3Words

///domain.airship.slimmer



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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