

LAND AT WELFORD GLEBE
WELFORD, NORTHAMPTONSHIRE
£500 PER ANNUM

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOURGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



An opportunity to let approximately 1.58 acres (0.64 ha) of pasture land in the village of Welford, Northamptonshire.

Classified as Grade 3 Agricultural Land, the land is suitable for livestock or equestrian grazing.

LOCATION

The land is conveniently located to the north and east of Welford Glebe in Welford, Northamptonshire.

Access is off Northampton Road and Welford Glebe.

Please refer to the outline plan located within the attached brochure for an accurate location. What 3 Words location: [///browsers.blushed.venues](http://browsers.blushed.venues)

GUIDE RENT

£500 per annum. Rent will be paid annually in advance on commencement of the tenancy and thereafter on the term date.

SERVICES

The land is believed to be connected to mains water. It is not known to be connected to any other mains services.

TENURE

For the grazing of livestock the land is offered under a Farm Business Tenancy. For the grazing of horses, a Common Law Tenancy is offered.

Both forms of tenancy will be for an initial period of two years.

BOUNDARIES

The land is bordered by well established hedges, fencing and gates. We cannot guarantee these to be stock proof.

The boundary of the land can be seen in red on the plan. The plan is for identification purposes only and not to scale.

OUTGOINGS

The land is offered subject to all outgoing and charges whether specified in these particulars or not.

There is a small structure/shelter on the property for which the landlord will take no responsibility for any repairs and the tenant will use the shelter at their own risk.

BASIC PAYMENT SCHEME

There are no Basic Payment Scheme entitlements available with the land and it is not thought that the land is registered with the Rural Payments Agency under any scheme.

EASEMENTS AND RIGHTS OF WAY

The land is offered subject to and with the benefit of all rights of way, wayleaves and easements that may exist, whether they are specifically mentioned in these particulars or not.

The land is crossed by Public Footpath DU17.

MINERAL AND SPORTING RIGHTS

These are not included in the agreement being offered.

VIEWINGS

The land may be viewed during any reasonable daylight hours and only by persons in possession of a copy of these particulars.

TENDER

The land is offered by informal tender as follows:

Tenderers must complete a Form of Tender and return it by 12 NOON on Friday 28th October 2022 in a sealed envelope marked 'Tender - Land at Welford' to:

Andrew Granger and Co Ltd
44 - 46 Forest Road
Loughborough
Leicestershire
LE11 3NP

or via email to max.kaberry@andrewgranger.co.uk

Tenders should be for a sum certain and expressed in pounds sterling.

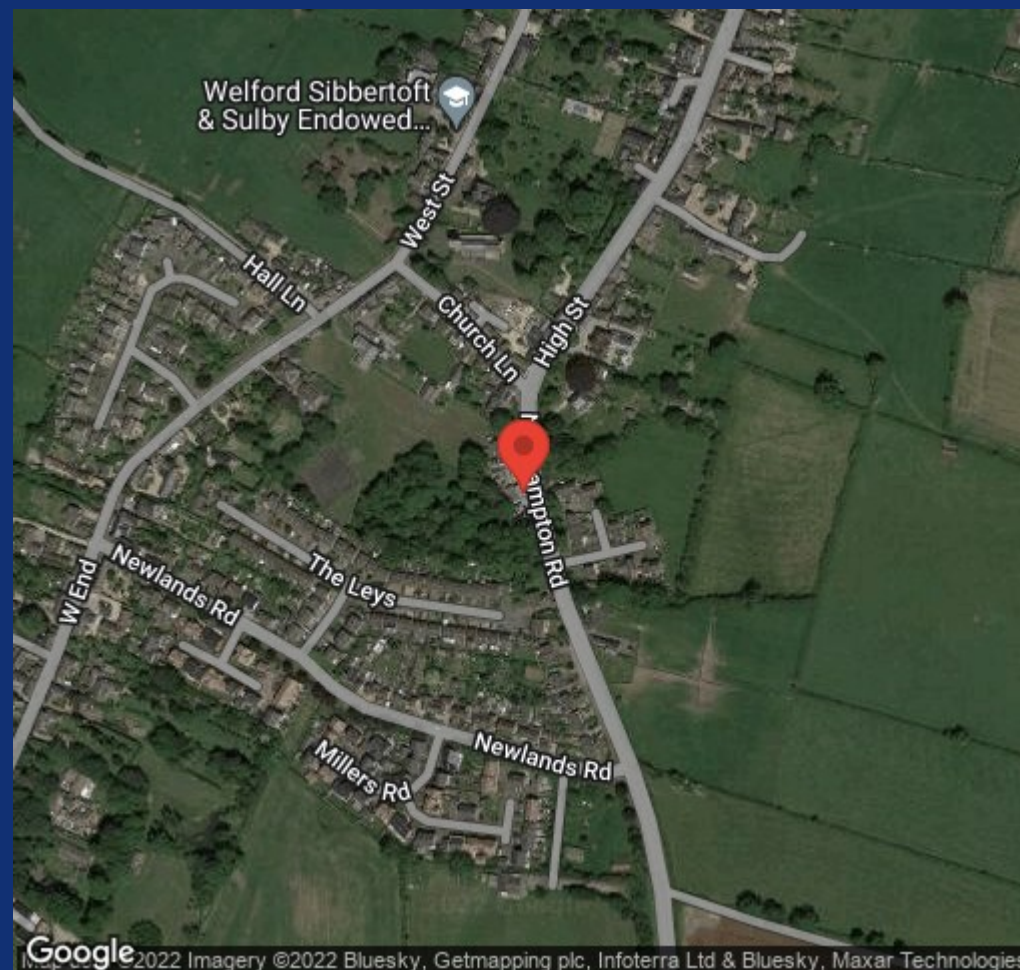
Tenders should not be made by reference to any other tender.

The Landlord reserves the right not to accept the highest or indeed any tender.

FURTHER INFORMATION

For further information, and to request a tender application form, please contact Max Kaberry of the Andrew Granger Rural Department on 01509 243720 or max.kaberry@andrewgranger.co.uk





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2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.



propertyprofessionals@andrewgranger.co.uk

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