



COUNTRY HOME  
& EQUESTRIAN



LAND AND BUILDINGS ADJACENT TO WILLOWBROOK FARM, RUSHTON ROAD, DESBOROUGH,  
NN14 2QN

OFFERS IN EXCESS OF £325,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



An exciting opportunity to purchase an ideal equestrian facility or development opportunity (STPP), extending to approximately 3.26 Acres (1.32 Ha) located to the south east of the settlement of Desborough, Northamptonshire. The property benefits from a range of timber stables, a steel portal frame building, a yard office, a menage with adjacent orchard and pasture land split into two separate enclosures.

Please contact our rural department at the earliest opportunity to arrange a viewing.

#### LOCATION

The property lies to the east of the town of Desborough and is located off Rushton Road. A right of way exists over a neighbouring driveway for vehicular access. The property is situated approximately 6.5 miles south east of Market Harborough and 7 miles north of Kettering in the county of Northamptonshire.

An accurate location of the access gateway can be found using What3Words: //vessel.comically.commit along with being clearly marked with our for sale board.

#### DESCRIPTION

In brief, the property comprises of the following:

Equestrian Menage: (50m X 25m Approx) - Martin Collins Rubber Surface (currently covered in Astro Turf) surrounded by timber post and rail fencing with access gate onto lower yard.

Established orchard adjacent to menage.

A range of timber stables with 10X loose boxes and a tack / storage room.

Detached single story yard office with; Kitchen, boot room and shower room with W/C. Potential for conversion subject to relevant permissions.

Steel portal frame (24m X 12m Approx) - Concrete floor, mains electricity connection. Potential for conversion under Class Q - STPP.



Lean to Steel framed building (16m X 4m Approx)

Paddock Land - gently sloping pasture land surrounded by timber post and rail fencing and split into two separate enclosures. Extending to approximately 2 Acres (0.809 Ha).

#### LOCAL AUTHORITY

North Northamptonshire Council  
One Angel Square,  
Angel Street,  
Northampton,  
Northamptonshire  
NN1 1ED

#### GUIDE PRICE

The land is marketed inviting offers over £325,000.

#### METHOD OF SALE

The property is initially offered for sale via Private Treaty.

#### BOUNDARIES

The land is bound by a variety of hedging and timber post and rail fencing. The southern boundary is formed by the River Ise. The boundaries of the property are clearly identifiable and are edged red on the attached plan.

#### LAND CLASSIFICATION

The land is Classified as Grade 3 (good to moderate). Soilscapes define the soil type as: Soilscape 8: Slightly acid loamy and clayey soils with impeded drainage.

#### SERVICES

The property is serviced by mains water and electricity connections. Drainage is provided by a septic tank.

The incoming purchaser will be required to install a separate water supply to the property within 6 months of completion.

#### TENURE

The land is to be sold Freehold with vacant possession upon completion.

#### ENVIRONMENTAL SCHEMES

The Agent is not aware that the land is subject to any environmental schemes.



## ACCESS

The property is accessed via a neighbouring driveway in which the property title has full rights off access to reach the public highway.

## WAYLEAVES / EASEMENTS / RIGHTS OF WAY

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

## SPORTING / TIMBER / MINERAL RIGHTS

All sporting, timber and mineral rights, where owned, are included in the sale.

## DEVELOPMENT UPLIFT CLAUSE

The paddock land will be sold subject to a development uplift clause of 30% over 30 years of any uplift in value arising from development or the grant of planning permission (excluding agricultural and equestrian use) and is payable to the vendor. The menage, stables, yard office and range of barns are excluded from the development uplift clause.

## RATES AND OUTGOINGS

The property is sold subject to any other rates and outgoings which the purchaser will be liable for.

## VAT

In the event that any part of the holding is subject to VAT, this will be payable by the purchaser in addition to the purchase price.

## LAND REGISTRY TITLE

The property is registered with the land registry under title: NN205718.

## PLAN

The plan attached to these particulars has been provided for illustration purposes only. Ordnance Survey © Crown Copyright 2022. All Rights Reserved. Licence number 100022432.

## VIEWINGS

Strictly by appointment only. Please contact the Andrew Granger & Company Rural Department at the earliest opportunity to arrange a viewing.

## FURTHER INFORMATION

For any further information, and to arrange a viewing, please contact Edward Higgins of the Andrew Granger & Co Rural Team.

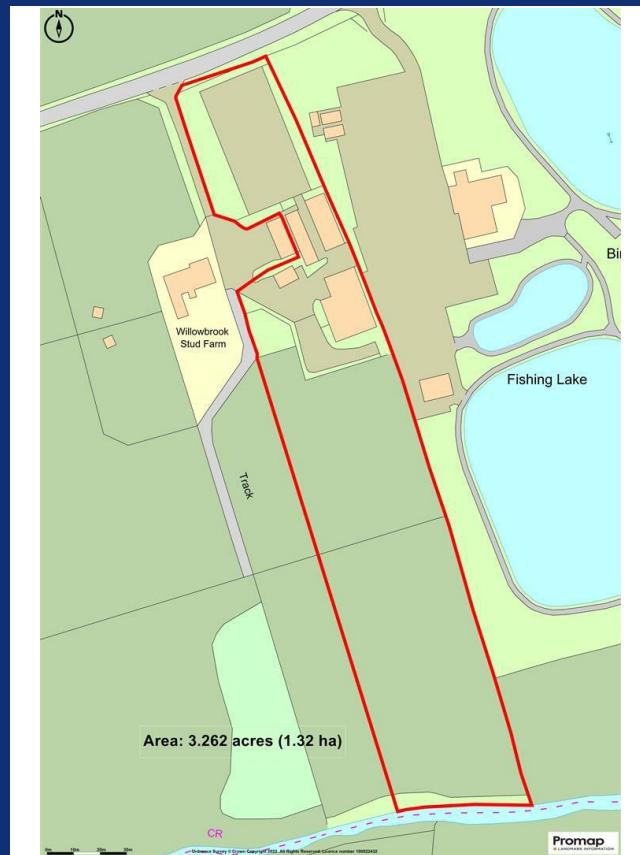
Tel: 01509 243720

Email: [rural@andrewgranger.co.uk](mailto:rural@andrewgranger.co.uk)

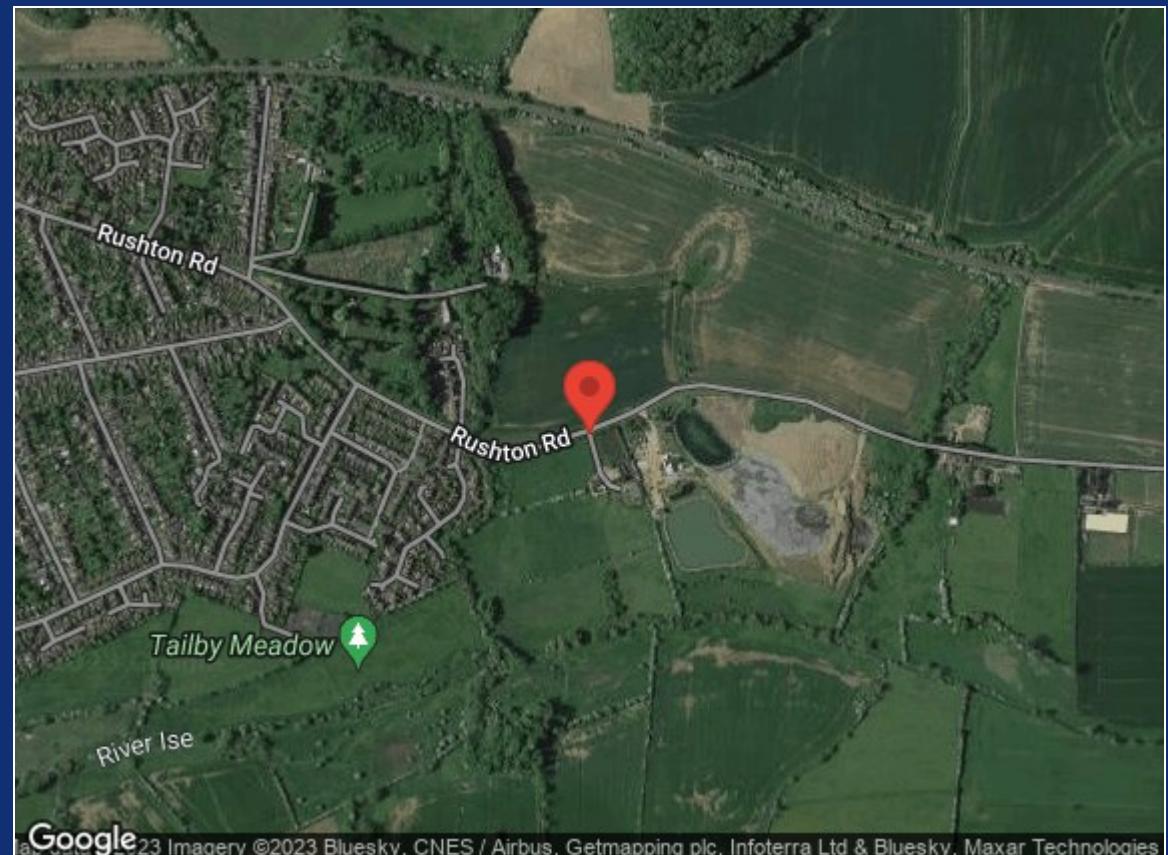




## PLAN



## LOCATION



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