



01727 817479

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LAND FOR SALE IN TOWCESTER, NORTHANTS

LAND OFF NORTHAMPTON ROAD, HULCOTE, TOWCESTER, NN12 7HT

GRAZING LAND FOR SALE WITH PADDOCK & INVESTMENT POTENTIAL, WELL SITUATED NEAR NORTHAMPTON, STONY STRATFORD, SILVERSTONE, A43, A5 AND THE M1 MOTORWAY



An opportunity for you to own a parcel of lush pasture land, suitable for paddock conversion or amenity use. Measuring 6.45 acres the land is flat and is available freehold with vacant possession as a whole or in two lots.

The area has a strong equestrian influence. The land is close to a large bridleway network and is just north of the popular and recently refurbished Towcester Racecourse. Furthermore, a parcel of the land to the north has been granted a change of use to equestrian and permission to erect a stabling and storage. This land was sold by Vantage Land prior to planning permission being sought.

The land is situated in the historic Easton Neston estate, where the original sale was referred to as the most important land sale of the year. The land is opposite several luxurious manor houses and in a genuinely privileged location; just outside the bustling town of Towcester and next to the charming hamlet of Hulcote.

The area has a strong infrastructure and the site is easily accessible from nearby towns and villages due to an excellent network of transport links.

The site is available freehold as a whole.

Lot A: 2.06 acres	Guide Price: £30,000
Lot A: 4.39 acres	Guide Price: £57,000

TRAVEL

- ◆ 0.4 miles to the A43
- ◆ 1.0 miles to the A5
- ◆ 4.7 miles to Junction 15a of the M1
- ◆ 7.4 miles to Northampton Train Station *

* Journey Times: 14 mins to Milton Keynes; 55 mins to London Euston; 1 hr 6 mins to Birmingham.

LOCATION

- ◆ 1.0 miles to Towcester
- ◆ 4.2 miles to Silverstone
- ◆ 7.2 miles to Northampton
- ◆ 7.9 miles to Stony Stratford
- ◆ 11.4 miles to Milton Keynes

Towcester, surrounded by the beautiful Northamptonshire countryside, has much to offer both resident and visitor. Located on the A5, Towcester is perhaps most famous for its racecourse, which has recently been rebuilt.

The town is well served by road, being close to the M1, A43 and A5 providing routes north, south, east and west. Rail links to all parts of the country are available at Northampton Station, with London Euston just over an hour away.

New housing developments, with associated schools and leisure amenities, cater for the town's growing population.

Silverstone, home of the British Grand Prix is just over 4 miles away.

ACCESS

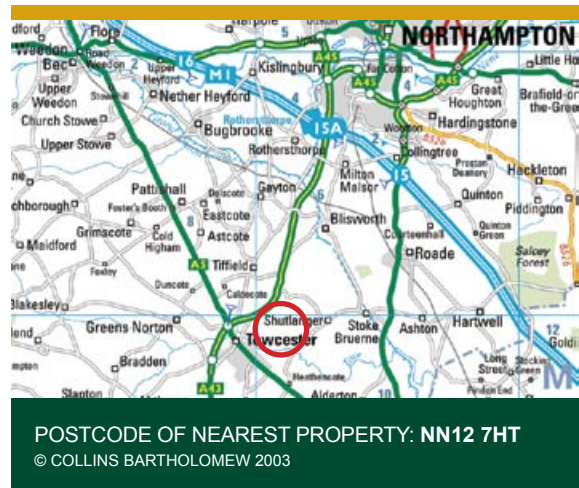
The land can be accessed via Northampton Road, off the A43.

METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

PLANNING

The land is classified as Greenfield and any development would be subject to the appropriate planning permission.



LOCAL AUTHORITY

South Northamptonshire Council
Council Offices
Springfields
Towcester
Northamptonshire
NN12 6AE

LAND VALUES

The latest RICS Rural Land Market Survey reports that a strong demand for farmland has lifted land prices to a record high. Furthermore, **land in the East Midlands increased by 4.4% in the last 6 months alone.**

Looking ahead, given the current strength of land prices and the lack of available land, **surveyors expect farmland prices to increase further over the next 12 months.**

Land prices have increased by over 50% in the past five years, and more than 200% in the last decade. Farmers looking to expand are expected to compete fiercely with investors for land as it becomes more well-known as an asset class with a proven track record of capital growth.

The global economic recovery is still sporadic and land is expected to remain an attractive investment asset over the coming years.

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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