



*The Grove Woodland, Hargrave*

NORTHAMPTONSHIRE

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property advice

**THE GROVE  
WOODLAND  
HARGRAVE  
WELLINGBOROUGH  
NORTHAMPTONSHIRE  
NN9 6BE**

**An attractive block of amenity  
woodland with road frontage.**

The Grove extends to approximately 4.52 acres (1.83ha) of mixed broadleaf woodland planted around 30 years ago. The woodland is diamond shaped with the southernmost point facing onto the public highway offering the opportunity for direct access.

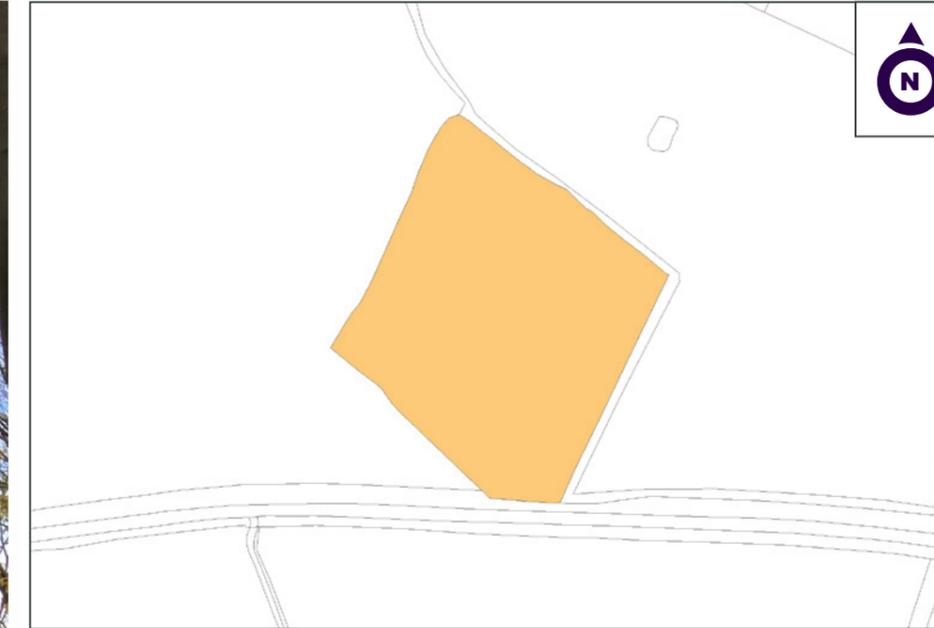
According to the Agricultural Land Classification series, the land is Grade 2. The soils are of the clayey texture class comprising of the lime-rich loamy and clayey soils with impeded drainage and a high natural fertility.

In all extending to 4.52 acres (1.83 hectares)

For Sale by Private Treaty as a whole.

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**4.52** ACRES  
**1.83** HECTARES

**LOCATION**

The Grove Woodland is situated to the South of Hargrave Village along the B645 sat just within in the County boundary of Northamptonshire.

**METHOD OF SALE**

Offered as whole by private treaty and is available with vacant possession.

**TENURE AND POSSESSION**

Freehold with vacant possession available upon completion.

**DESIGNATIONS**

The land is situated within a Nitrate Vulnerable Zone (NVZ).

**WAYLEAVES EASEMENTS  
& RIGHTS OF WAY**

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

**HEALTH & SAFETY**

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

**SPORTING TIMBER  
& MINERAL RIGHTS**

The mineral, sporting and timber rights are included in the sale of the freehold in so far as they are owned.

## DESIGNATIONS

The land is situated within a Nitrate Vulnerable Zone (NVZ).

## LOCAL AUTHORITY

North Northamptonshire Council, Cedar Drive, Thrapston, Northamptonshire, NN14 4LZ

<https://www.northnorthants.gov.uk/>  
0300 126 3000

## VIEWINGS

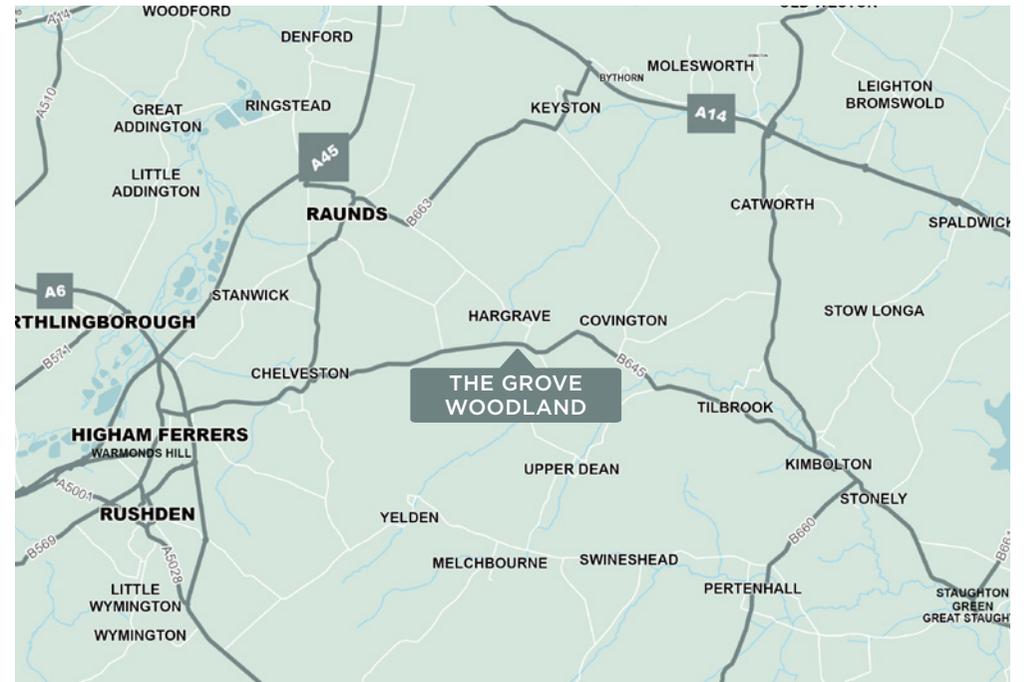
All viewings are by appointment by contacting the sole selling agents Carter Jonas, Mayfield House, 256 Banbury Road, Oxford, OX2 7DE.

## DIRECTIONS

From Hargrave, Church Road (NN9 6BH) follow the road South onto the B645 'T' junction. Turn right down the road and the Grove Woodland can be found approx. 240m on the right hand side.



/// nimbly.headliner.mission



## OXFORD

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## IMPORTANT INFORMATION

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