



The Grove Woodland, Hargrave

NORTHAMPTONSHIRE

Carter Jonas | Simply better
property advice

THE GROVE
WOODLAND
HARGRAVE
WELLINGBOROUGH
NORTHAMPTONSHIRE
NN9 6BE

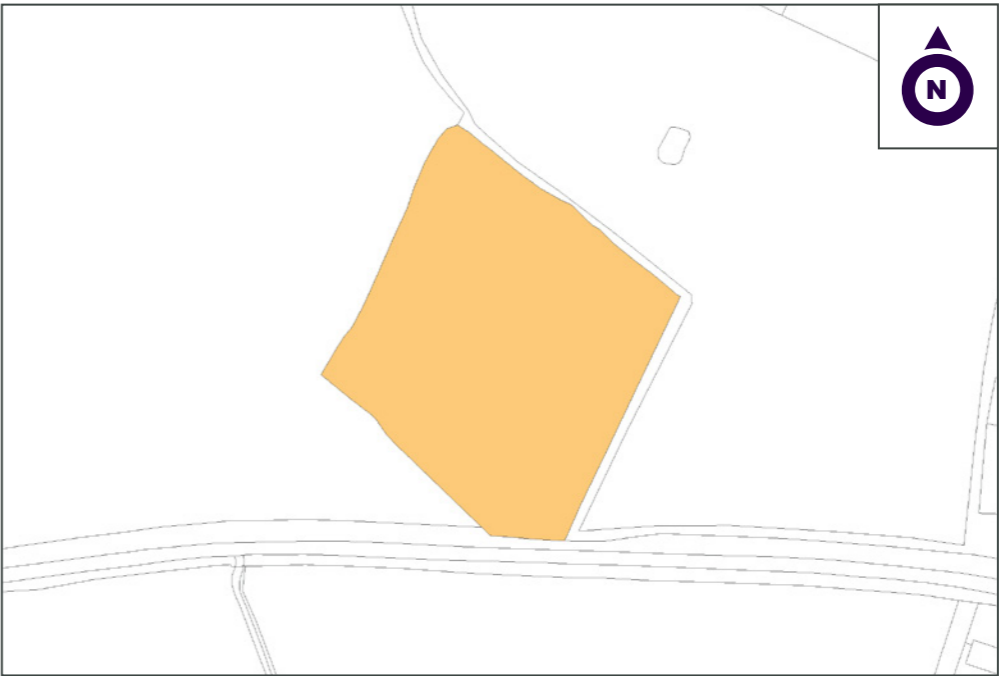
An attractive block of amenity woodland with road frontage.

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.



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

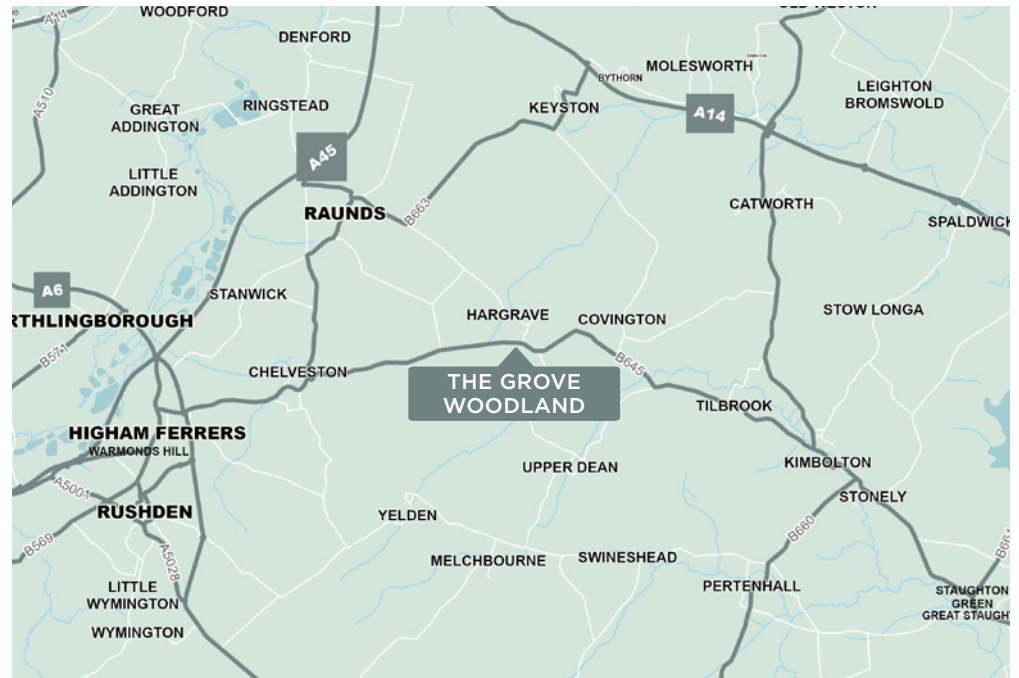
All viewings are by appointment by contacting the sole selling agents Carter Jonas, Mayfield House, 256 Banbury Road, Oxford, OX2 7DE.

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.



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