

Lot 1



Land at Ashton, nr Oundle, Northamptonshire



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Northamptonshire, PE8 5LY

- Farmland and Woodland extending to approximately 353 acres.
- Part of the historic Ashton Estate.
- For sale by Private Treaty as a whole or in 6 lots.
- Good transport links

Description
An opportunity to purchase approximately 353.14 acres (142.91 hectares) of predominantly arable land comprising of six lots for sale individually or as a whole.

The land being offered for sale consists of approximately 301.78 acres of arable land, approximately 43.62 acres of woodland and approximately 7.84 acres of permanent pasture.

Location
The land forms part of the historic Ashton Estate and is located in the picturesque Northamptonshire countryside. Located approximately 3 miles to the west of the land is the market town of Oundle offering a range of local services and situated approximately 12 miles to the northwest is the major service centre of Peterborough.

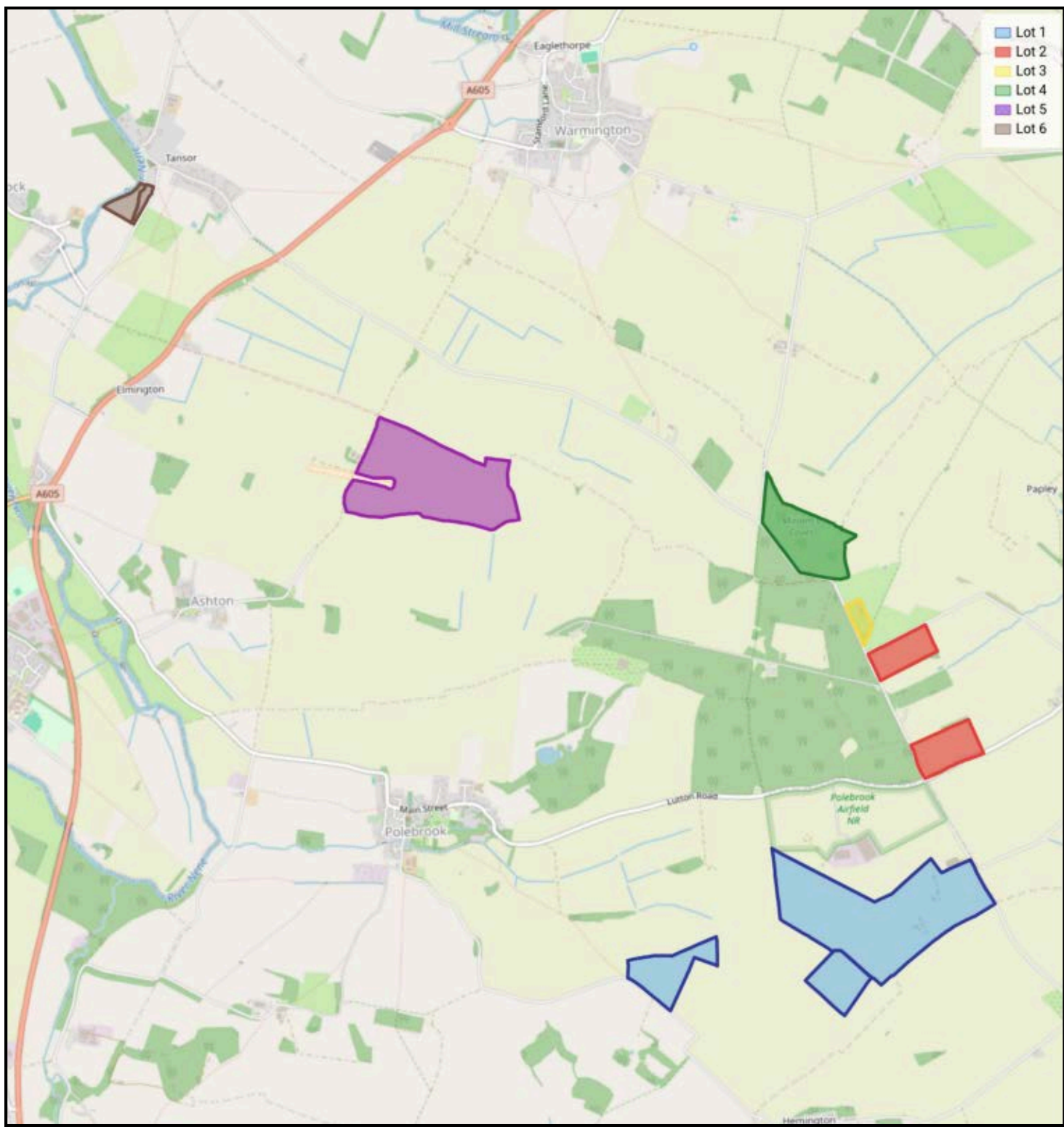
The land is well connected to the local road network with the M1 located approximately 4.2 miles to the east and the A14 located approximately 7.5 miles to the south, both accessible by major A-roads.

Lotting
Lot 1 (Blue area) comprises of three parcels of land extending to approximately 167.6 acres (67.83 hectares). The largest parcel (124.63 acres) is to the west of the Luton Road and was part of the historic Polebrook Airfield. Several areas of concrete yard remain, located off the access track.

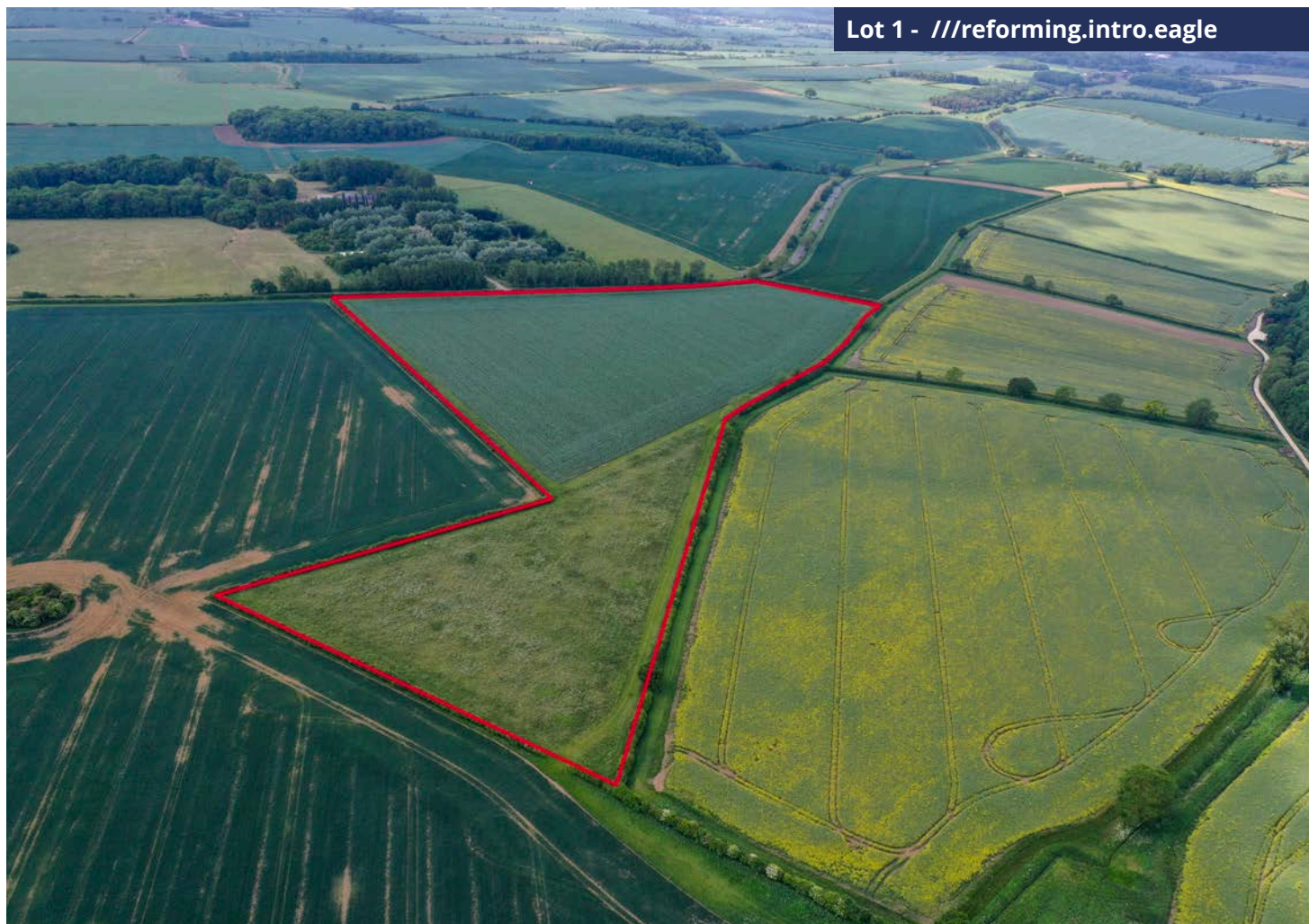
At the entrance to the parcel is a hard-cored area of circa 0.55 acres subject to a 999yr lease to the 351st Bombardment group. A smaller (19.24 acres) parcel lies immediately to the southwest. The third parcel (23.72 acres) lies further southwest, off Hemington Road.

The topography of the site is broadly flat. The land is predominantly in arable cultivation with grass margins and small conservation plots which are part of a Countryside Stewardship Mid-Tier scheme ending 31st December 2026.

The land is classified as Grade 3 according to the Natural England Regional Agricultural Land Classification Maps. The soils may be described as Lime-rich loamy and clayey soils with slightly impeded drainage. The harvest 2026 crop is winter wheat.



Lot 1 - [///reforming.intro.eagle](#)



Lot 3 - [///everyone.roosts.shackles](#)



Lot 2 (Red area) extends to approximately 35.27 acres (14.27 hectares) in total, across two land parcels off Warmington Road. The topography of the site is broadly flat. The land is predominantly in arable cultivation with grass margins under a Countryside Stewardship Mid-Tier scheme ending 31st December 2026.

The land is classified as Grade 3 according to the Natural England Regional Agricultural Land Classification Maps. The soils may be described as Lime-rich loamy and clayey soils with slightly impeded drainage. The harvest 2026 crop is winter beans.

Lot 3 (Yellow area) comprises of woodland extending to approximately 4.89 acres (1.98 hectares), with road frontage and direct access off Warmington Road. Predominant species are Norway Spruce and Ash.

The lot includes the site of a telecommunication apparatus which is let to Airwaves under a commercial lease (Landlord & Tenant 1954 Act) with just over 8 years term remaining, and a current passing rent of £2,000 per annum.

Lot 4 (Green area) extends to approximately 38.73 acres (15.67 hectares) and comprises of mixed-broadleaved woodland, with road frontage and direct access off Warmington Road and Lutton Road. Predominant species are Ash, Birch and Common Oak.

Lot 5 (Purple area) extends to approximately 98.81 acres (39.99 hectares), predominantly in arable cultivation. The land is let under an Agricultural Holdings Act Tenancy, further details of which are available on request. A right of access will be granted to the land via a farm track (classified as a Byway Open to All Traffic) off Tansor Wold road. Oundle School occupy the Rifle Range immediately adjacent. The land is classified as Grade 3 according to the Natural England Regional Agricultural Land Classification Maps. The soils may be described as slightly acid loamy and clayey soils with impeded drainage.

Lot 6 (Brown area) extends to approximately 7.84 acres (3.17 hectares) permanent pasture to the southwest of the village of Tansor. Immediately adjacent to and accessed off the Tansor Road, the parcels are bordered to the northwest by the River Nene.



Lot 2 - North Parcel - ///delay.harder.timed



Lot 2 - South Parcel - ///debit.panics.convey



Growing Crops

Lots 1 and 2 are farmed under a Contract Farm Agreement. Vacant Possession will be granted on completion subject to the purchaser paying the value of the growing crops.

Services

There are no existing mains electricity or water connections to any of the lots.

Boundaries

The purchaser must satisfy themselves as to the location of all the boundaries from their own inspections.

Access

Access to all lots is directly from the adopted public highways, with the exception of Lot 5, to which the right of access will be granted along a farm track on retained land.

Please note that no highways searches have been undertaken.

Method of Sale

Lots 1-6 are offered for sale by Private Treaty as a whole or in 6 separate lots. The vendor reserves the right to offer the properties for sale by informal tender, formal tender or auction at a later date if required.

The vendor also reserves the right not to accept any offer.

Tenure & Possession

Lots 1, 2, 3, 4 & 6 – Offered freehold with vacant possession.
Lot 5 – Offered freehold subject to an Agricultural Holdings Act Tenancy (details available on request).

Wayleaves, Easements & Rights of Way

The land is sold subject to all rights of way, wayleaves and easements whether defined in this brochure or not.

Sporting, Timber and Mineral Rights

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

Overage

The land will be sold subject to an uplift provision which will specify that a percentage of any increase in value due to development (as defined in Section 55 of the Town and Country Planning Act 1990) will be payable to the Vendors or their successors in title should such development occur within a period of years from the date of completion

The uplift will be payable upon implementation or on a future sale with the benefit of planning permission for a non-agricultural use.

Viewings

Viewings are strictly by appointment only. The vendor and their agents accept no responsibility for accidents or personal injury as a result of viewings whether accompanied or not.

If you would like to arrange a viewing, please contact Newton LDP.



Lot 4 - ///glad.remote.bandaged



Lot 6 - ///rainwater.closed.starter

Local Authority

North Northamptonshire
Council,
Sheerness House,
41 Meadow Road, Kettering,
Northamptonshire, NN16 8TL

NEWTON

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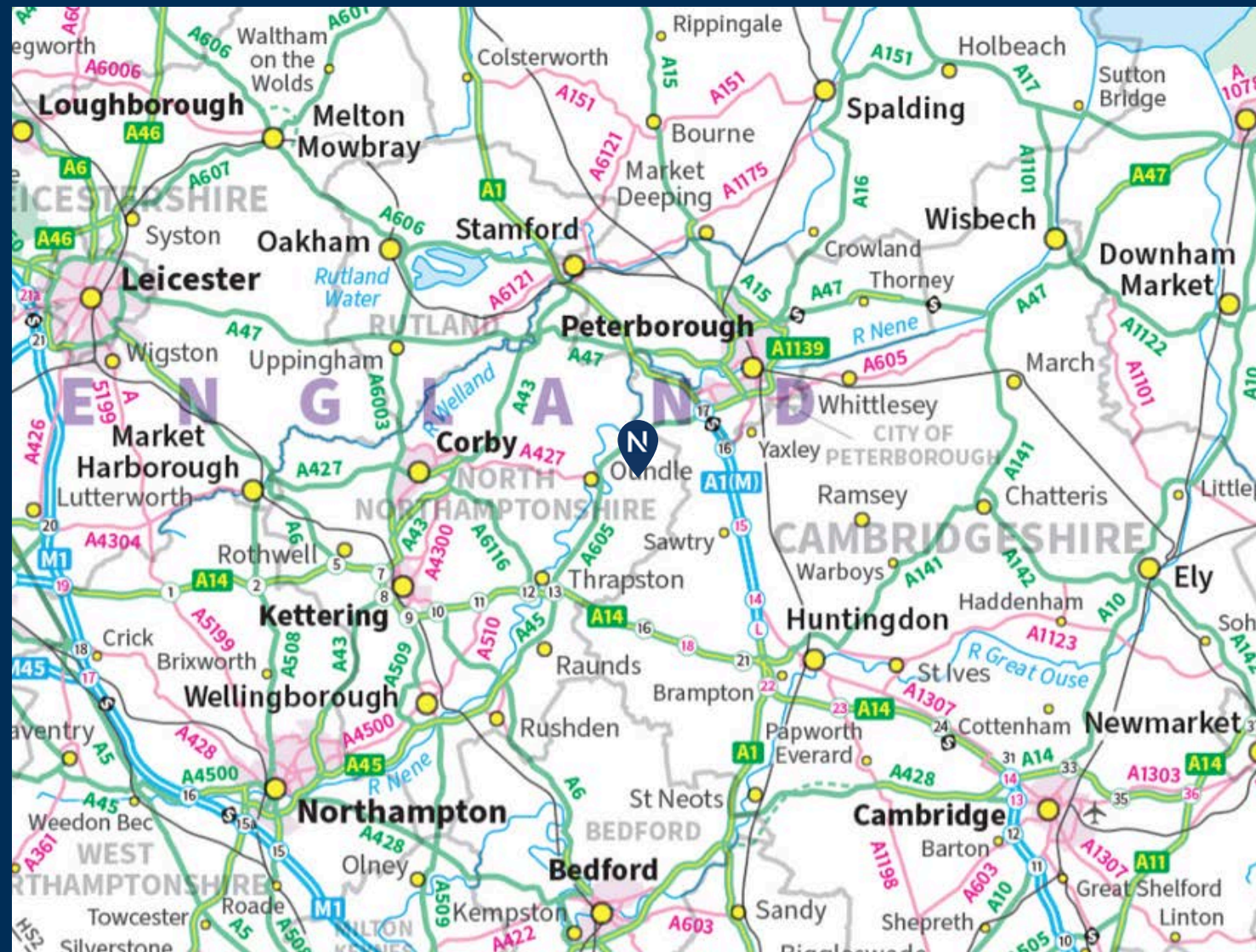
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MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact Newton LDP Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.