



# LAND OFF HERRIEFFS FARM ROAD

Brackley, NN13 7TA

**BROWN & CO**



LAND OFF HERRIEFFS FARM ROAD

Brackley, NN13 7TA

Approximately 1.41 Acres (0.57 Hectares)

Central Town Location | Development Potential

FOR SALE BY PRIVATE TREATY AS A WHOLE

LOCATION

The land is located within the popular market town of Brackley in South Northamptonshire. It is adjacent to the disused railway line and Brackley Football Club. The property is to the south of the town and access is taken off Herrieffs Farm Road. The property is conveniently situated close to the middle of town being just a 10 minute walk from the High Street.

The site plan within these details shows the exact position of the land outlined in red and hatched green.

DESCRIPTION

The property comprises 1.41 acres of land within the town of Brackley. It is surrounded on all sides by development and offers a significant opportunity for a residential or commercial development. The land has previously been used as amenity land, but it is now largely covered in scrub and bushes. The central town location and proximity to the town playing fields offers fantastic amenities to any future residential development.

ACCESS

Access to the land is taken directly off Herrieffs Farm Road.

SERVICES

There are not believed to be any services connected to the property.

TENURE AND POSSESSION

The Freehold is For Sale with Vacant Possession upon completion.

METHOD OF SALE

The property is offered For Sale by Private Treaty as a Whole.

VIEWING

Viewing is strictly by appointment with Brown & Co. Please contact: Tom Birks - 01295 220220 – tom.birks@brown-co.com  
Will Gasson – 01295 273555 – william.gasson@brown-co.com

DEVELOPMENT CLAWBACK

The Vendor reserves the right to receive 30% of any uplift in value in the event that planning permission is granted (payment on sale or implementation) running for a period of 40 years from the date of completion.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered For Sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

We believe there is a right of way for the benefit of the owners of Rambler Cottage and Santa Kunj to pass from Herrieffs Farm Road.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

BOUNDARIES

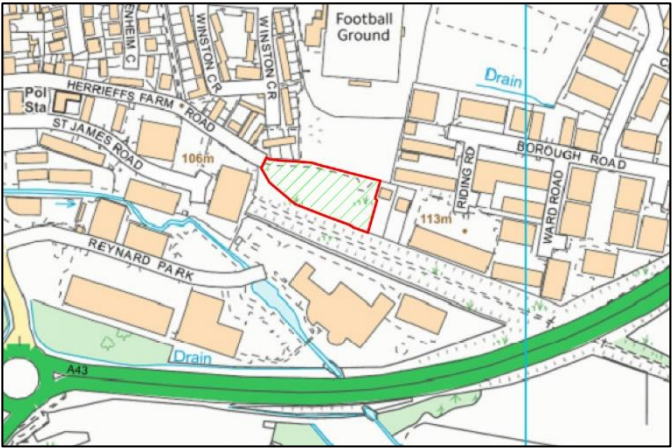
The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.

PLANS, AREAS AND SCHEDULES

This has been prepared as carefully as possible and is based on the Land Registry Title Plan however, it is not to scale. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

GENERAL REMARKS AND STIPULATIONS

These particulars are Subject to Contract.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092.