

# Richardson

**3.41 Acres Agricultural Land  
Warmington  
Oundle**

**FOR SALE**

**£30,000**



- Approximately 3.41 Acres
- Vacant Possession
- Agricultural/ Amenity Land
- For Sale by Private Treaty



**Sheep Market House, Stamford, PE9 2RB**

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 762433**

## 3.41 Acres Agricultural Land, Warmington, Oundle

### DESCRIPTION

The property comprises a single enclosure of land extending to 3.41 acres. The land is accessed directly off the A605 road and benefits from mature hedge fronting onto the highway, with the remaining three sides which adjoin the neighbouring arable fields having boundaries consisting of wire fencing.

### LOCATION

The land is located to the north of, and abutting the A605 road, a short distance to the west of the Service Station on the Warmington Roundabout. Warmington village is situated to the north east of the county of Northampton.

### METHOD OF SALE

The land is for sale by Private Treaty.

### WAYLEAVES AND EASEMENTS

The land is sold subject to and with the benefit of any wayleaves, easements and other rights whether referred to in these particulars or not.

### SERVICES

There are currently no services available.

### SPORTING AND MINERAL

Included as far as they are owned.

### TENURE

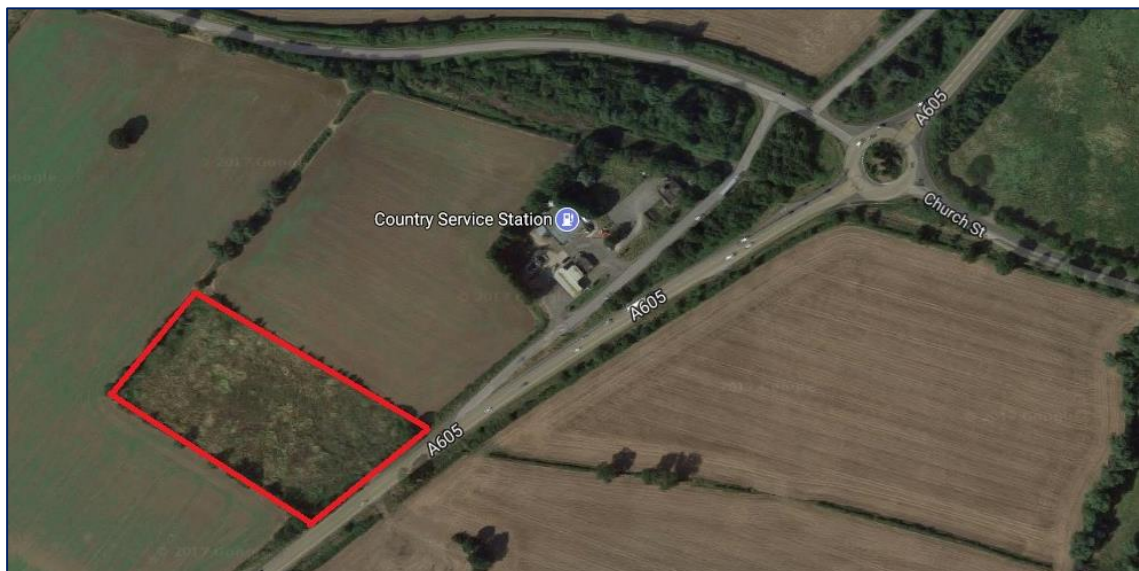
The land is for sale with Vacant Possession available upon completion.

### VIEWING

At any daylight hour, with a set of particulars to hand.

### FURTHER INFORMATION

Please contact Mark Thomas on tel: 01780 758009 or by email: [mthomas@richardsonsurveyors.co.uk](mailto:mthomas@richardsonsurveyors.co.uk) or Monet Johnson on tel: 01780 761651 or by email: [mjohnson@richardsonsurveyors.co.uk](mailto:mjohnson@richardsonsurveyors.co.uk)



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. These particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.