



# FOR SALE

**0.24 Acres Of Garden/Amenity Land Off High Street, Woodford Halse**

**LAND OFF HIGH STREET**  
Woodford Halse

**Carter Jonas**

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## 0.24 Acres of garden/amenity land off High Street, Woodford Halse

### GENERAL

0.24 acres or thereabouts of garden/amenity land for sale as a whole. Pedestrian access is available directly from High Street, Woodford Halse. The plot is bordered by hedge boundaries and sits adjacent to residential properties and associated gardens.

### LOCATION

The land sits centrally within the village of Woodford Halse in west Northamptonshire. Woodford Halse is located approximately 17 miles from Northampton, 8 miles from Daventry and approximately 12 miles from Banbury. Woodford Halse benefits from good local amenities including a village school, several shops and two pubs.

### LOCAL AUTHORITY

Daventry District Council.  
Lodge Road  
Daventry  
NN11 4FP  
Tel: 01327 87 11 00  
[www.daventrydc.gov.uk](http://www.daventrydc.gov.uk)

### SERVICES

The land does not benefit from any mains water or an electricity supply.

### VIEWING

The land should be viewed by prior arrangement with the selling agent. Please contact us on 01604 608210.

### VAT

All prices are exclusive of, but may be subject to, Value Added Tax.

### TENURE

The land is offered freehold with vacant possession.

### MINERALS, TIMBER AND SPORTING RIGHTS

These are included in the sale insofar as they are owned by the Vendor.

### DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to a Development Uplift Clause. This will entitle the Vendor to 50% of any uplift in value arising from development on the property, for a period of 50 years.

### EASEMENTS AND RIGHT OF WAY

The land is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether they are specifically referred to in these particulars or not.

### FURTHER INFORMATION

If you have any queries, please contact the selling agent:

Ashling Toolan – 01604 608210 or  
[Ashling.toolan@carterjonas.co.uk](mailto:Ashling.toolan@carterjonas.co.uk)

### SITE PLAN

Not to scale. For identification purposes only.



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**Carter Jonas – Northampton Rural**  
**01604 608 210**

12 Waterside Way, Bedford Road, Northampton, NN4 7XD  
[ashling.toolan@carterjonas.co.uk](mailto:ashling.toolan@carterjonas.co.uk)

[carterjonas.co.uk](http://carterjonas.co.uk)

### IMPORTANT INFORMATION

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Note: All plans not to scale