



Land off Station Road, Station Road, Ringstead - NN14 4TW
TO LET - GUIDE £500/ ANNUM


**ANDREW
GRANGER & CO**


Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Land off Station Road, Station Road

Ringstead

An opportunity to let approximately 0.8 acres of amenity grazing land in flood zone 1 - situated just outside the village of Ringstead, by Kinewell Lake.

- Edge of village location
- Suitable for amenity or grazing use

The land is situated on the western edge of the village of Ringstead, immediately to the east of Kinewell Lane and adjoining Kinewell Lake. The land is accessed via a track off Station Road. Ringstead provides a range of local amenities, including a village shop, public house and primary school, with further facilities available in the nearby market town of Raunds. The land is conveniently located for access to the surrounding road network, with the A45 providing connections towards Wellingborough, Northampton and the wider region.

W3W:///porch.admire.manicured - gateway off Station Road for vehicular access

W3W:///lost.useful.nametag - gateway to main field

DISCLAIMER:

All fixtures and fittings mentioned in these particulars are included in the letting, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for let within the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



SERVICES

The agent is not aware that the land is connected to any services.

BOUNDARIES

The field is bounded by a mixture of mature trees and hedges, post and rail fencing and post and wire fencing. Please note that fencing will be required to be erected between points A and B, as shown on the attached plan, at the Tenant's expense, to separate the field from the planted orchard.

RIGHTS OF WAY/ WAYLEAVES/ EASEMENTS

The agent is not aware that the land is subject to any rights of way, wayleaves or easements. However, the land is offered for letting subject to any and all existing rights of way, wayleaves and easements, whether mentioned in these particulars or not.

TENURE

The land is to be let either on a Farm Business Tenancy or Common Law Tenancy agreement for an initial fixed term of 2 years.

GUIDE RENT

The land is offered at a guide rent of £500/ annum. Please put forward your offer using the tender form available from the agent.

The rent is to be paid annually in advance upon commencement of the tenancy and thereafter on the term date.

METHOD OF LETTING

The land is available to let by Informal Tender with a deadline of Friday 20th November 2026. A Tender Form is available from the agent upon request.

ACCESS

Vehicular access to the paddock is shown marked purple on the attached plan and is via a gateway on Station Road. Additional pedestrian access is marked blue on the plan and is through the car park off Station Road, both of which leads to the gateway of the main field. Access to the land to be let through a right of way (shown as yellow on the attached plan), which passes through the orchard (hatched green on the plan). Please note that vehicular access will need to be limited due to the nature of the ground, the route passes through a nature reserve and that there will be pedestrianations present.

OUTGOINGS

The land is offered for let subject to all outgoing and charges whether specified in these particulars or not.

PLAN

The plan in this particulars is for identification purposes only. The red line outlines the area of land to let. The purple indicates the vehicular access, the blue indicates the additional pedestrian only access and the yellow the right of way across the orchard to the land to lease.

RESTRICTIONS

Whilst vehicular access to the land is available via the access route marked in purple on the plan, please note that horse riding is not permitted around Kinewell Lake. Horses must therefore be led by hand to and from the entrance of the field, using the designated access route. Riding around the lake or lake-side path is strictly prohibited.

VIEWINGS

The land may be viewed in daylight hours by persons in possession of a copy of these particulars.

FURTHER INFORMATION

For further information, or a copy of the tender form, please contact Eloise Baker BSc (Hons), MSc

Andrew Granger & Company

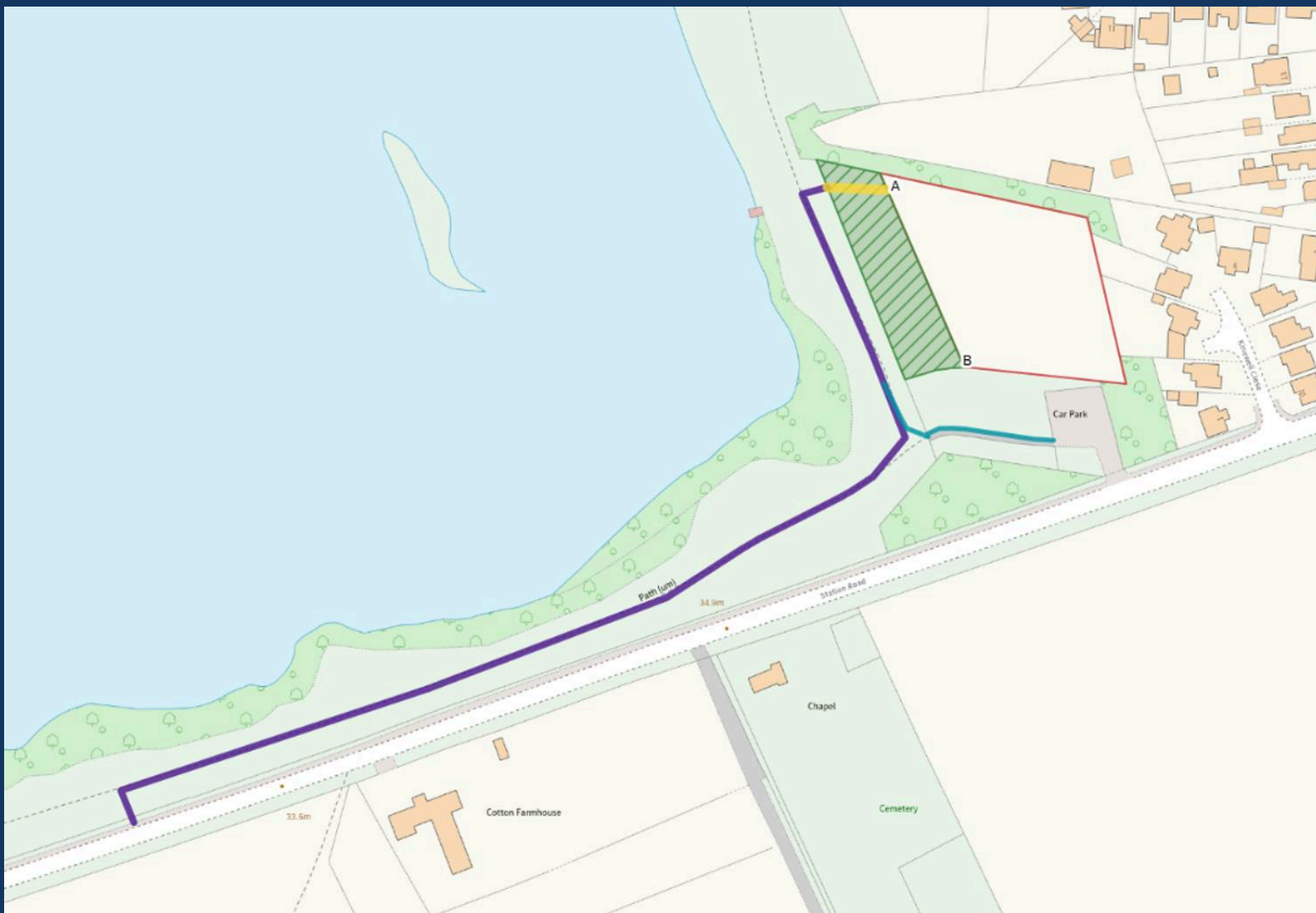
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