



Brixworth Parish Council Land Inventory

No.	Land Details	Land Registry Details Title Number, Description & Tenure	Title No	Solicitors & Documents held	Information	Renew by		Notes
01	Ashway Grass Verge	Tenure: Freehold	NN285605	Tollers	Adoption from Taylor Woodrow Service strip 2008			
02	Ashway Green	Tenure: Freehold	NN285605	Tollers	Adoption from Taylor Woodrow 2008			
03	Ashway Playing Field	Land lying to the south of Brackenborough, Brixworth Tenure: Freehold	NN183349	Tollers (File 3157 Land Certificate 21.8.96)	Middle section of field, includes diagonal gas line through field. Public open space			
04	Ashway Playing Field	Land lying to the south of Brackenborough, Brixworth Tenure: Leasehold	NN207157	Turner Coulston Lease of 2.4 acre playing field	Land adjacent Brackenborough Owned by DDC, leased for 50 years 2000?			
05	Ashway Playing Field	Land at Northampton Road, Brixworth (Off The Ashway) 20.7.06 1.8.06 Tenure: Freehold	NN165511 NN265896	Hewitson's 20.7.06	Land adopted from David Wilson Homes 20.7.2006 £12,000 – future maintenance of land			
06	Breach Close	Small open space	No	Tollers (File 1969 Conveyance 2.11.82)	Conveyance – 2.11.82 Barratt Nottingham Ltd			
07	a) Community Centre and Olive Branch	Brixworth Library, Spratton Road Tenure: Leasehold	HN18597	Tollers (File 4141 Lease agreement 8.8.01 & Land Certificate 24.12.01) BPC	Community Centre lease with WNC			
	b) Information Office	Licence only	N/A		Ten year agreement with WNC June 2012	June 2022 expiry		Holding over – in negotiation with WNC.
08	Froxhill Walk Froxhill Crescent	Land on the north and west side of Froxhill Crescent, Brixworth Tenure: Freehold	NN56064	Tollers (File 2032 Land Certificate 16.7.81)	Land at Froxhill Way Land at Froxhill Crescent			
09	Iron Pikes Grass Verge	Tenure: Freehold	NN285605	Tollers	Adoption from Taylor Woodrow Service strip 2008			
10	Lone Pine Court, Northampton Road Bus Shelter	Not registered	No	Tollers (File 1458 Conveyance 1974 & Documents)	1974 Lone Pine Housing Society Conveyance			
11	Millennium Garden	Tenure: Leasehold Agreement 1.10.05	No	Peterborough Diocesan Board Of Finance Hunt & Coombes solicitors, 35 Thorpe Road, Peterborough	21 year lease £120.00 rent per year & RPI increases every 2 nd year (next RPI increase 18 th October 2022) Lease expires 30 th September 2026.			
12	Pocket Park	Land on the East side of Eaglehurst, Brixworth Tenure: Freehold	HN10641	Turner Coulston Transfer of land	Includes entrance to Pocket Park			
13	Pocket Park from Holcot Road to Tantree Way - The Green	Two parcels of land on the north side of Holcot Road, Brixworth Tenure: Freehold	HN10641	Turner Coulston Transfer of land				
14	Pytchley Close – Large Green	Not registered	No	Tollers (File 1831 Two plots of land at Pytchley Close Conveyance 5.11.82 & Deeds of easement 3.11.98)	Conveyance 5.11.82 – Bowden Park Holdings Deed of easement 3.11.98 drain across land to new houses. Wayleave agreement 6.6.22 fibre optic cable to local residencies.			



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15	Pytchley Close – Near to Spratton Rec. ground	Not registered	No	Tollers (File 1831 Two plots of land at Pytchley Close Conveyance 5.11.82 & Deeds of easement 3.11.98)				
16	Spratton Road Recreation Ground	Recreation ground at Spratton Rd, Brixworth, Northants Tenure: Freehold	NN261244	Tollers (File 3155 Conveyance 4.3.37)	Conveyance – 4.3.37 WTV Wayte Wood Public recreation ground or pleasure grounds 9.2.06 Land Registry Title			
17	St David's Recreation Ground – Access Road	Land on the north side of Froxhill Crescent, Brixworth (Access Road) Tenure: Freehold	NN48637	Tollers (File 2032 Land Certificate 26.11.79)	Access to car park from Froxhill Crescent. Right of way.			
18	St David's Recreation Ground including Central Sports and the Tennis Courts		No	Tollers (File 1573 Playing fields at Brixworth – Conveyance 1975) (File 1671 Two counterparts leases of Sports Pavilion – 15.11.72 & 79) (File 1682 Land at side of Froxhill Crescent & St David's Recreation Ground - deed of easement 1979)	0.9.39 Conveyance – Park Farm 1975 Conveyance – Bryants 3.6 acres Playing field and car park. 1972 Trustees of Central Sports Committee – counter lease of Pavilion. Right of way. 1979 F R Watkins – counter lease pavilion - extension. 1979 Bryant Deed of easement – sewers and drains. Central Sports Lease expires 14 th November 2022	November 2022		
	St David's Recreation Ground	Land Lying to the west of Northampton Road, Brixworth Tenure: Freehold	NN39455					
19	St David's Recreation Ground	Cricket Wicket		Tollers	Lease in place until 2046			
20	St David's Recreation Ground	Storage Container		Agreement with Brixworth Juniors for the provision of a container With Tollers	Brixworth Juniors Licence expires 10 years from signing	2025?		
21	The Cross – Registered Common Land on 1 August 1968.	Land owned by Sir Gyles Isham & the Woodwill Estate.			Ancient Monuments Act 1931 – PC owner of Market Cross (PC agreed not to insure market cross 2006) (Monument Northamptonshire 182) National Monument Register No. SP 77 SW 1			



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22	The Pound	Not Registered – Confirmed by Land Registry 11.05	No	Tollers (File 3156 Deed of grant)	Deed of grant 2.11.71 EMEB allow electric cables in Pound. States PC as owner of Pound. £0.05 peppercorn rent to Wood Will Trust (C/O Berrys).			
23	The Ridings Green	NN285605 Tenure: Freehold	NN285605	Tollers	Adoption from Taylor Woodrow Land Transfer NN151719 and NN158968 16.8.08 Received £29K for future maintenance of land and trees			
24	The Ridings Grass Verge (adjacent footpath leading to Ashway)	NN285605 Tenure: Freehold	NN285605	Tollers	Adoption from Taylor Woodrow Service strip 2008			
25	The Slip	Large open space – not registered	No	Tollers (File 1969 Land at the Slip and Breach Close Conveyance 2.11.82)	Conveyance – 2.11.82 Barratt Nottingham Ltd			
26	Village Hall Car Park	NN380149 Freehold registered as Brixworth Village Hall, Holcot Road, Brixworth, Northampton (NN6 9BS). Original conveyance from Watney Mann (Midlands) Ltd to the Parish Council as Custodian Trustee dated 6 th February 1974.	NN380149	Tollers Deeds				Bateman Wells
27	Village Hall – Registered Common Land	Included in registered title NN380149. Registered Common Land.	NN380149		PC responsible for upkeep of Common Land			

Legal documents transferred form Shoosmiths to Tollers - 2021