



Westleigh, Moor End Road, Radwell,  
Bedfordshire, MK43 7HY

HOWKINS &  
HARRISON



# Westleigh, Moor End Road, Radwell, Bedfordshire, MK43 7HY

Westleigh is an individual-family home set in 2.27 acres of grounds. This home is located on a no-through road in the picturesque North Bedfordshire hamlet of Radwell and offers charming countryside views and excellent accommodation which could be extended or altered if required subject to gaining the necessary planning consent.

## Features

- 3/4 Bedrooms.
- 2 Bathrooms.
- Detached Double Garage.
- Off-Street Parking.
- 2-acre paddock to the rear of the property.
- No onward chain.
- Energy rating D.

## Location

Radwell is a hamlet located in North Bedfordshire, situated in the Ouse Valley, about 7 miles northwest of Bedford. Radwell is often included with the neighbouring village of Felmersham, which provides a primary school, children's playground, recreation ground, church, and public house.

The nearby village of Sharnbrook offers local shopping and amenity facilities, together with a post office and medical surgery, and a further primary and secondary school for all age groups. Radwell is situated within the Oakley and Sharnbrook Academy catchment area, with The Harper Trust schools being in Bedford.

There is good access to the Midlands Road Network via the A6, A428 and A45. The Bedford mainline train station is conveniently located circa 7 miles to the southeast, providing rail services to London St. Pancras International, taking only 41 minutes. The location is shown on the plan.







## Travel Distances

- Sharnbrook: 2.5 miles
- M1 J14: 18 miles
- Bedford: 7 miles
- Rushden: 9 miles
- Wellingborough: 14 miles

## Description

Westleigh is a two-storey detached property extending to approximately 2.27 acres comprising a 3/4-bedroom dwelling which was built in the 1970's, complete with a double garage, large garden to the rear and a further 1.93 acres of pasture.

Access to the property is directly off Moor End Road onto a private drive adjacent to the front of the garage complete with up and over doors, with a gravel driveway providing access to the front of the property and further car parking.

The property is of brick construction under a tiled roof with mostly UPVC double glazed windows throughout and sliding patio doors providing access to the garden. Westleigh provides a good-sized family home with the accommodation extending to approximately 1,576 sq. ft (146.4 sq. m), with scope for extension or alteration subject to obtaining the necessary planning consent.

### The accommodation comprises the following:

- |                                       |                            |
|---------------------------------------|----------------------------|
| -Entrance Hall                        | -Downstairs W.C            |
| -Dining Room                          | -Downstairs bedroom/office |
| -Utility Room                         | -Master Bedroom            |
| -Kitchen with fitted units            | -Two further bedrooms      |
| -Sitting Room complete with fireplace | -Family Bathroom           |
| -Double Garage                        |                            |

**This is shown in more detail on the floor plan.**



## Outside

Approached via a gravelled driveway, there is parking for numerous cars and access to a large double garage. To the rear of the property is a large garden with a patio area which can be accessed via the patio doors in the lounge, and a paved walkway leading to the rear of the property.

At the end of the garden is a post and rail fence and gateway which gives access to a single enclosure of level lying pastureland extending to approximately 1.93 acres (0.78 hectares) or thereabouts.

The land benefits from well-defined stockproof fencing and mature hedgerow boundaries throughout, with the trainline acting as the eastern boundary to the land. According to Natural England, the land is classified as Grade 3 on the Agricultural Land Classification maps, being freely draining slightly acid loamy soils.

The land would be suited to agricultural or equestrian use or alternative uses subject to obtaining the necessary planning consents.

## Development Overage

The area hatched in blue on the attached plan will be sold with an overage clause to reserve 30% of any uplift in value attributed to each and every change of use or planning permission for a period of 30 years on the land. For the avoidance of doubt, the overage will not be triggered by any agricultural, equestrian or forestry use. Full details will be provided within the legal documentation.

## Services

The dwelling benefits from a mains water, electricity, and drainage supply, with oil-fired central heating, with the garage also benefitting from a mains electricity supply. The land is not connected to any services.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services. Purchasers should make their own enquiries regarding the location of the mains service supplies. The cost of providing such services to the site will be at the purchaser's own expense.

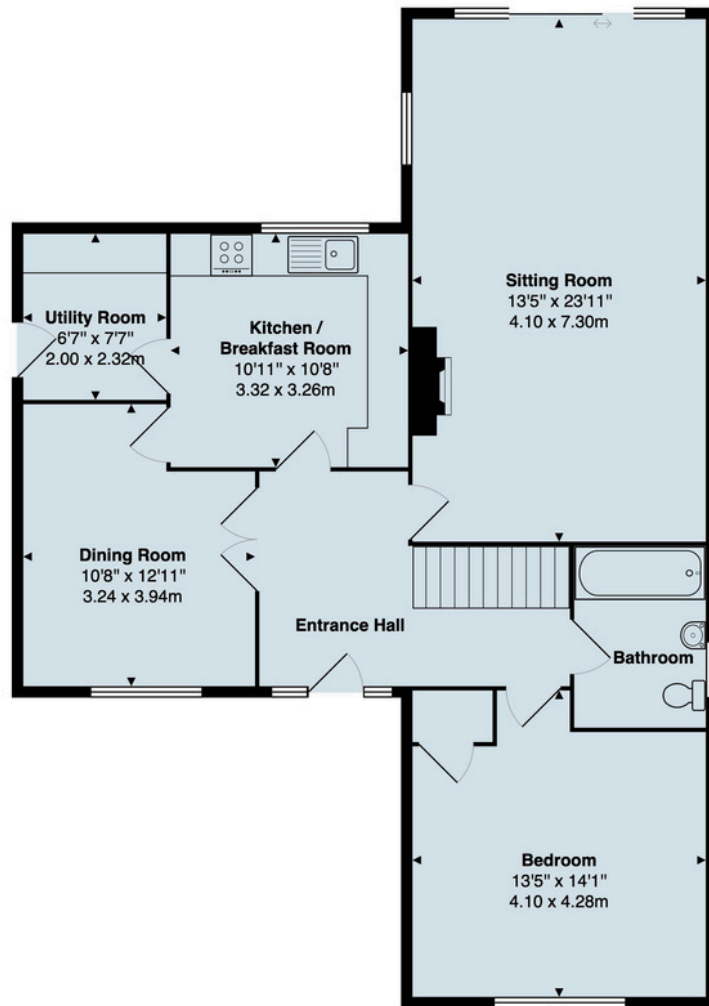




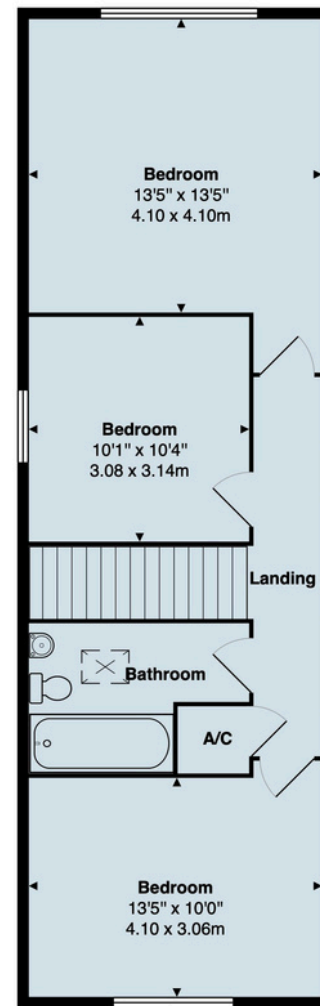




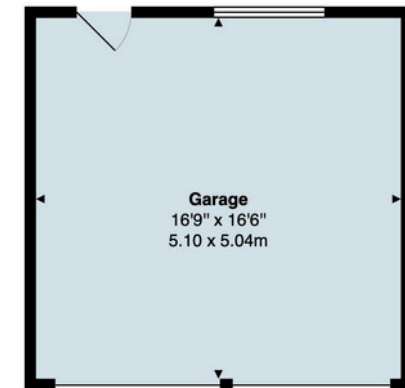
# Floor Plan



Ground Floor  
Area: 973 ft² ... 90.4 m²



1st Floor  
Area: 603 ft² ... 56.0 m²



Total Area: 1576 ft² ... 146.4 m² (excluding garage)  
All measurements are approximate and for display purposes only





## Tenure & Possession

The property is offered to the market with no upward chain. Vacant possession will be given upon completion.

## Council Tax & EPC

Westleigh is within Council Tax Band F.

The EPC rating is 56 (D).

## Restrictive Covenant

There is a historic restrictive covenant on the property prohibiting the erection of any form of building/structure that is not for the use of horses or ponies. Further details can be made available through the Vendors selling agent.

## Easements, Wayleaves and Rights of Way

The land is sold subject to and with the benefit of all easements, wayleaves and rights of way that may exist at the time of the sale whether disclosed or not.

## Fixtures & Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.



Plan, Area & Description

The plan is for identification purposes only.

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

Anti Money Laundering Regulations

Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g. photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

Method of Sale

The property will be offered for sale by private treaty and interested parties should submit their offers to the agent’s Towcester office.

The vendors reserve the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from the sale without prior notice.

Local Authority

Bedford Borough Council Tel: 01234 267422  
Western Power Tel: 0800 6783 105  
Anglian Water Tel: 03457 919 155

What3Words

///honey.pricing.essential

Viewing

Viewings are accompanied by prior appointment via the selling agent:

Tayla Cave - Towcester Office:  
01327 397979 | [tayla.cave@howkinsandharrison.co.uk](mailto:tayla.cave@howkinsandharrison.co.uk)



**Important Notice**  
1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		