



MANOR FARM

Duloe, St Neots, Bedfordshire, PE19 5HQ

BROWN & CO

MANOR FARM

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A rare opportunity to purchase a spacious 6 bedroom Property in a desirable rural setting together with a range of redundant Farm Buildings, offering a range of redevelopment opportunities

Lot 1 – Substantial 6 bedroom farm house and garden - 0.73 acres (0.30 Ha)

Lot 2 – Farm Buildings and Land - 0.65 acres (0.26 Ha)

In all approximately 1.38 acres (0.56 Ha)

For sale by Informal Tender as a whole or in up to 2 lots

LOCATION AND SITUATION

The property is located on the edge of the rural Hamlet of Duloe, within the county of Bedfordshire. Duloe is approximately 2.5 miles from the town of St Neots, which offers a range of local services including shop, cafes, restaurants and leisure activities, together with a train station offering direct rail services to London.

The property benefits from good access to the A1 and surrounding road networks and is approximately 20 miles to the city of Cambridge.

LOT 1 MANOR FARMHOUSE

The property as shown coloured pink on the attached plan, comprises a substantial 6-bedroom detached property with a large garden to the rear and side.

The dwelling is of brick construction under a slate roof comprising large entrance hallway, lounge, dining room, breakfast/family room, back hall with utility, pantry and boiler room, 6 double bedrooms with separate W.C. and walk in shower room extending to approximately 225.1 sq m (2424 sq ft).

Externally the property benefits from a large rear and side garden principally laid to grass with mature shrubs and trees.

The property is considered to offer opportunities for redevelopment of the existing dwelling or a replacement dwelling subject to obtaining the necessary planning consents.



LOT 2 THE FARMYARD

The farmyard as shown coloured blue on the attached plan extends to approximately 0.70 acres and comprises a range of brick and timber buildings adjacent to Manor Farm farmhouse and arranged in a courtyard style.

The farmyard is considered to hold potential for development to alternative uses subject to obtaining the relevant planning permission.

	Sq M	Sq Ft
Building 1	117.9	1269
Building 2	69.6	749
Building 3	73.4	790
Building 4	49.2	530
Building 5	75.9	817
Building 6	49.0	527
Building 7	115.1	1239
Building 8 - footprint	159.3	1715
Building 9	34	366
Building 10	58.3	628

SERVICES

Manor Farmhouse benefits from mains water, electricity, oil fired central heating and septic tank.

The farmyard benefits from mains water and mains electricity.

At present the Farm house and adjoining farmyard are served by a shared electric and water supply. If the property is sold in two lots then the purchaser of Lot 2 shall be responsible for arranging for separate supplies to be installed.

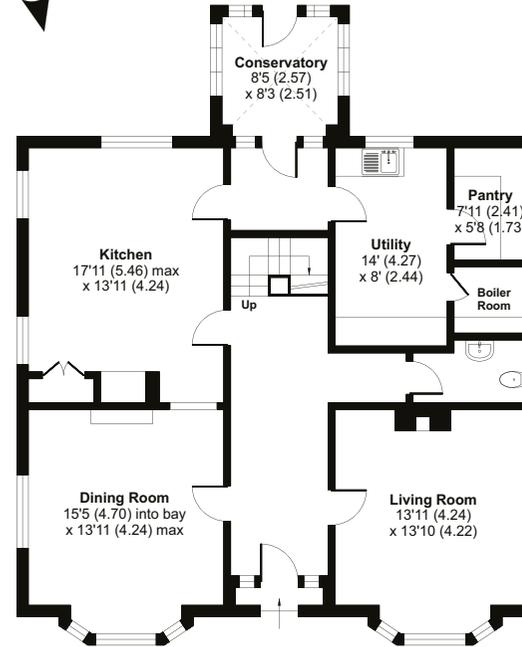
ACCESS

Manor Farmhouse is accessed directly off Duloe road through a five-bar gate.

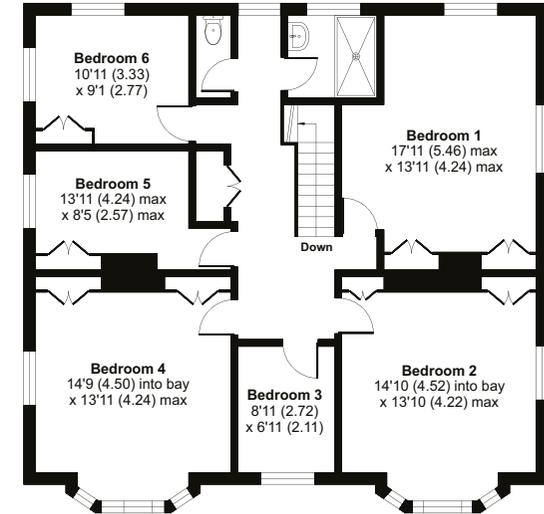
The Farmyard benefits from a right of access at all times and for all purposes over the route shown coloured brown on the attached plan. This route will be shared with the sellers who will use the route to access their retained property.

Manor Farm, Duloe, St Neots, Bedfordshire, PE19

Approximate Area = 2424 sq ft / 225.1 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2023. Produced for Brown & Co. REF: 1049941



GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The property is offered for sale as either a whole or in up to 2 lots by Informal Tender.

TENURE

The property is being sold with vacant possession on completion.

OVERAGE

The properties (Lot 1 & Lot 2) are being sold subject to the following overage provisions:

Lot 1 – The purchaser and their successors in title will be required to pay an uplift of 30% in the event a second dwelling is consented on the site, such overage to be for a period of 30 years and payable on either implementation of any consent or if the site or any part is sold with the benefit of such consent.

Lot 2 – The purchaser and their successors in title will be required to pay an uplift of 30% in the event four or more dwellings are consented on the site, such overage to be for a period of 30 years and payable on either implementation of any consent or if the site or any part is sold with the benefit of such consent.

STATUTORY DESIGNATIONS

The property is located within a Nitrate Vulnerable Zone

PUBLIC RIGHTS OF WAY

The properties are not crossed by any public rights of way

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including rights of way whether public or private, light, sport, drainage, water and electricity suppliers and other rights obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas or other pipes whether referred to in these particulars or not in particular or not.

LAND REGISTRY

The properties are registered under part Land Registry Title BD 311417.

ENERGY PERFORMANCE CERTIFICATE

Manor Farm farmhouse – E

POST BOX

There is a post box located within the wall of the building fronting the Highway, forming part of Lot 2

COUNCIL TAX

Band F - £3,057.93 for the year 2023-24.

Payable to Bedford Borough Council

TOWN & COUNTRY PLANNING

The buildings forming Lot 2 as shown coloured blue on the attached plan, have previously been subject to planning applications for residential conversions which have been refused under planning references 19/02015/OUT & 22/00813/FUL. Full details are available from the selling agents.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to these particulars, or the interpretation thereof, that matter will be referred to an arbitrator to be appointed by the selling agent.

PLANS & AREAS

These are prepared as carefully as possible by referenced additional OS data and the Rural Land Register. The plans are published for illustrative purposes only and although they are believed to be a correct their accuracy cannot be guaranteed.





ANTI-MONEY LAUNDERING

In accordance with the most recent anti money laundering legislation the purchaser will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

FIXTURES & FITTINGS

All fixtures and fittings are included within the sale unless specifically referred to within these particulars.

BOUNDARIES

The buyer(s) shall be deemed to have full knowledge of all boundaries. The sellers will arrange for the boundary between Lot 1 & Lot 2 to be demarcated in the event the property is sold in lots. The sellers will arrange for the boundary of lot 2 to be demarcated.

The buyer(s) will be responsible for erecting all boundary fences or walls. In the event the property is sold in lots the buyer of Lot 1 shall be responsible for the boundary adjoining Lot 1 & the buyer of Lot 2 shall be responsible for the boundary between Lot 2 and the sellers retained land.

VAT

Should any sale of the land or any rights attached become a chargeable supply for the purposes of VAT, such tax will be payable by the buyers in addition to the contract price.

POSTCODE

PE19 5HQ

WHAT3WORDS

usual.joystick.scans

LOCAL AUTHORITY

Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford, MK42 9AP – Tel: 01234 276280

HEALTH AND SAFETY

Given the potential hazards we would ask you be as vigilant as possible when making your in-spection of the property for your own personal safety.

DATAROOM

Documents associated with the sale are available within the selling agents online dataroom. For further information please contact the selling agents.

VIEWINGS

Viewings are strictly by appointment arranged with the selling agent.

PHOTOS & PARTICULARS

Taken & Prepared October 2023

DISCLAIMER

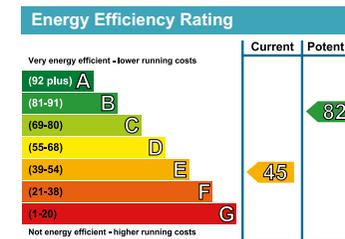
The red lines on the photographs included within these particulars are for illustrative purposes only.

SELLING AGENT

James Bailey

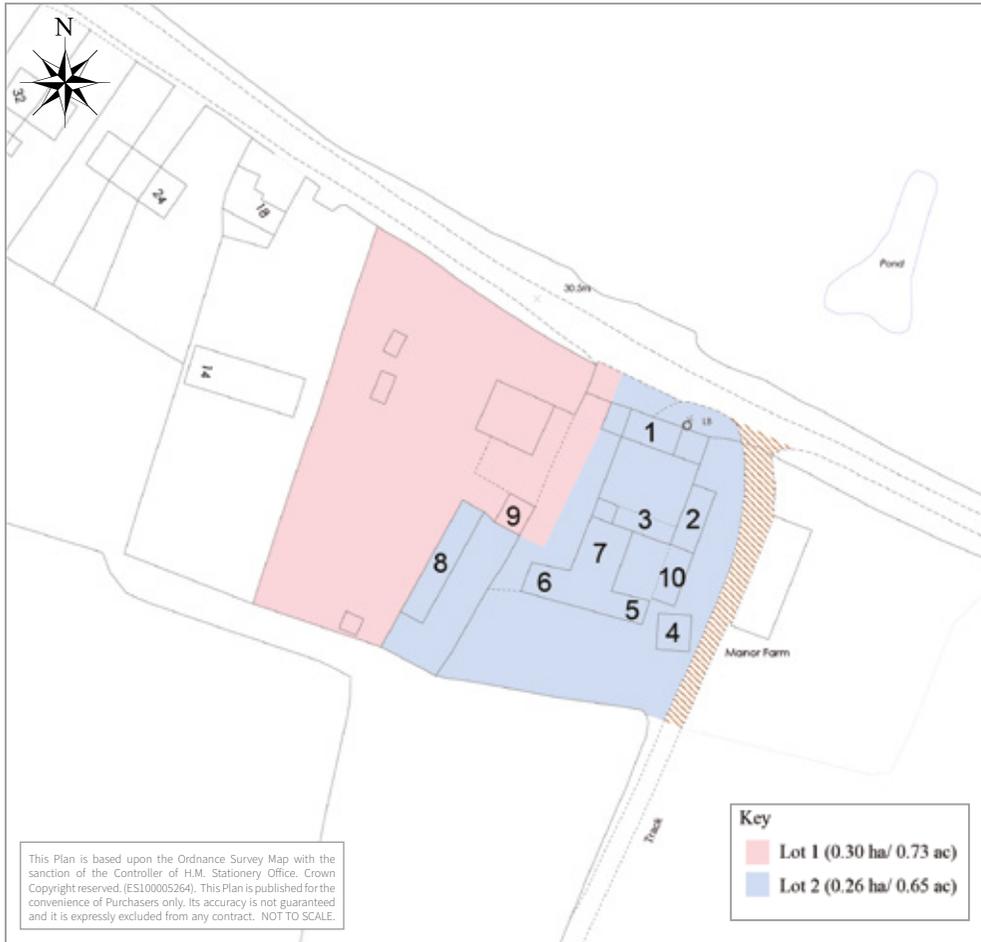
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