



# LAND OFF KIMBOLTON ROAD & KEYSOE ROW WEST

Keysoe, Bedfordshire

**BROWN & CO**

## INTRODUCTION

Two parcels of arable land for sale adjoining the village of Keysoe, as shown coloured pink and blue on the attached plan.

## LOCATION AND SITUATION

The property is located south of the village of Keysoe in Bedfordshire, approximately 8.5 miles north east of the town of Bedford, 8.7 miles west of St Neots and 25 miles west of the city of Cambridge.

## FARMLAND

The arable land extends to approximately 15.50 hectares (38.30 acres) available by Private Treaty as a whole or up to two lots.

Lot 1 coloured blue extends to approximately 9.58 hectares (23.67 acres) and Lot 2 coloured pink extends to approximately 5.92 hectares (14.63 acres) both lots have clearly defined boundaries.

Both Lot 1 and 2 are grade 2 arable land as classified on the Agricultural Land Classification Sheet. The Soils forms part of the Hanslope Soil Series having characterises of being Slowly permeable calcareous/ non calcareous soils.

## OVERAGE

Lot 1 and 2 is subject to an Existing Overage Provision in favour of a previous owner and a copy of the documents are available within our data room. The purchaser and their successors in title will be required to enter into a deed of covenant with the overage beneficiaries to comply with the overage terms. The overage is for 50% of an uplift in value in the event planning permission is implemented or sold with the benefit of such consent, in perpetuity.

## ACCESS

Lot 1 has road frontage and is accessible from Kimbolton Road (B660) via two 5 bar gates suitable for large agricultural machinery.

Lot 2 has direct access from Keysoe Row West.

## SCHEDULE OF AREAS & PAST CROPPING

Lot	NG No.	Ha	Ac	Land Use	2020	2021	2022	2023	2024
1	0938	9.58	23.67	Arable	Oilseed Rape	Winter Wheat	Winter Wheat	Spring Barley	Winter Beans
2	9098	5.92	14.63	Arable	Oilseed Rape	Winter Wheat	Winter Wheat	Spring Oats	Spring Oats
		<b>15.50</b>	<b>38.30</b>						

## GENERAL REMARKS & STIPULATIONS

### METHOD OF SALE

The land is being offered For Sale by Private Treaty available as a whole or up to two lots.

### TENURE

The Land is offered freehold with the benefit of vacant possession.

### HOLDOVER

The seller reserves the right to holdover for the purposes of harvesting crops and straw clearance until 30th September 2024.

### INGOING

The Purchaser will be required to pay an additional sum for any cultivations or crops established post 30th September 2024.

### EARLY ENTRY

Early entry onto the land maybe available following the exchange of contracts subject to a 20% deposit and entirely at the Purchaser's own risk.

### BASIC PAYMENT SCHEME – DE LINKED PAYMENT

The delinked payments are not included as part of any sale.

### ENVIRONMENTAL STEWARDSHIP

The land is currently not subject to any Environmental Stewardship agreement.

### LAND DRAINAGE

The land is understood to benefit from some historic land drainage.

### NITRATE VULNERABLE ZONE

Lot 1 and Lot 2 are within the Great Ouse Surface Nitrate Vulnerable Zones and Huntingdon River Gravels Ground Water Nitrate Vulnerable Zones.

## LAND REGISTRY

The land is registered under Land Registry Title number BD309209

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

There are several telegraph poles that span over Lot 1.

Lot 2 has a Public Footpath (No. 78) that runs on the southern boundary of the field

## SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber rights and mineral rights are included in so far as they vest in the freehold.

## VAT

Should any sale of the Land, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Purchaser in addition to the contract price.

## INFORMATION PACK

An information pack is available to all interested parties via an online Data Room. Access to the Data Room will be granted following prior registration with the Vendor's Agent.

## ANTI – MONEY LAUNDERING

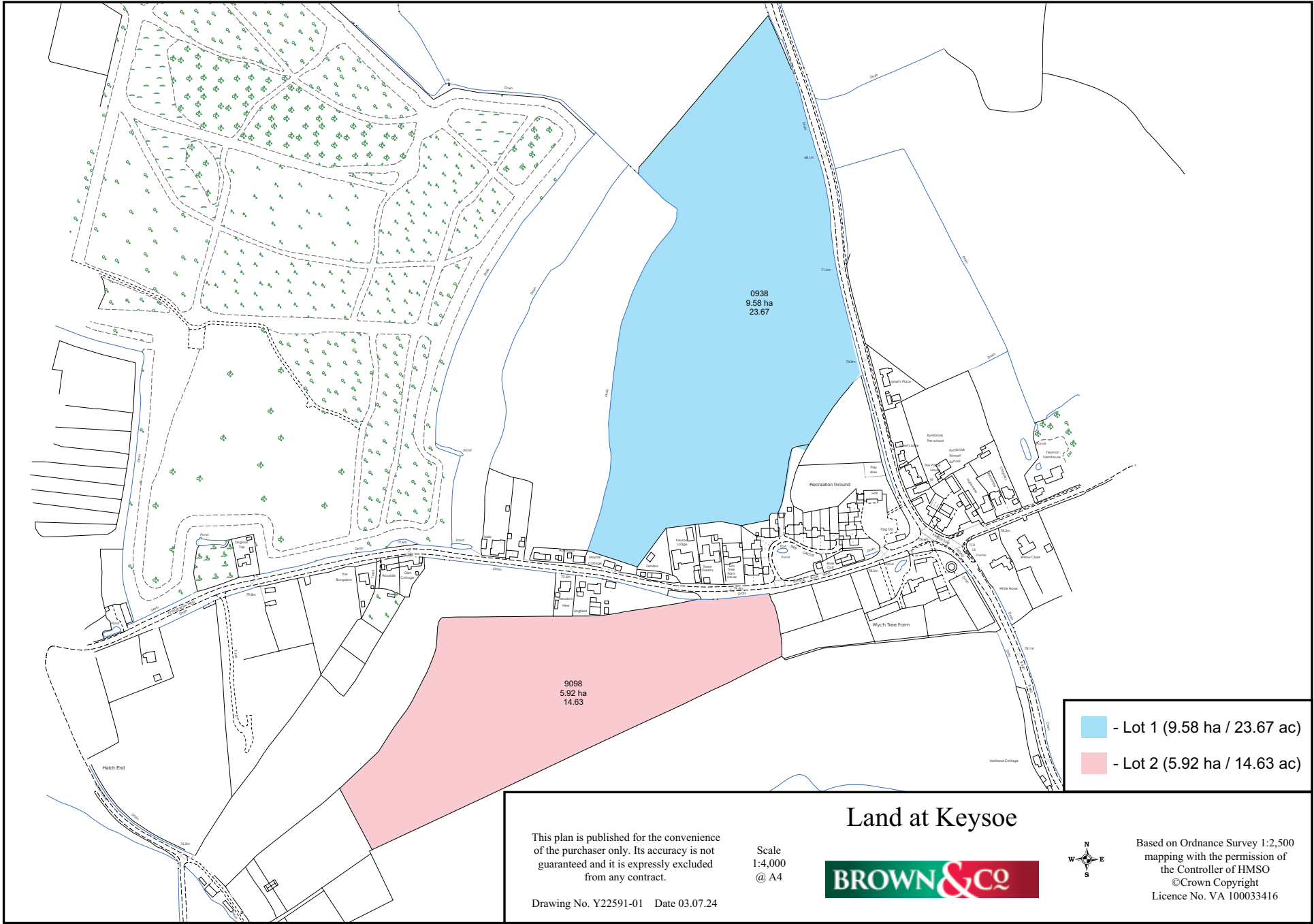
In accordance with the most recent Anti Money Laundering legislation, the Purchaser will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## VIEWING AND HEALTH & SAFETY

Viewing is with particulars to hand after registering interest with the Vendor's Agents. People viewing the Land should be careful and vigilant whilst on the property. Neither the Vendor nor the Vendor's Agents are responsible for the safety of those viewing the Land and accordingly those viewing the Land do so at their own risk.

## FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.



0938  
9.58 ha  
23.67

9098  
5.92 ha  
14.63

- Lot 1 (9.58 ha / 23.67 ac)
- Lot 2 (5.92 ha / 14.63 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Scale  
1:4,000  
@ A4

### Land at Keysoe



Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO  
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Drawing No. Y22591-01 Date 03.07.24



#### **BOUNDARIES**

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining boundaries nor their ownership.

Any blue or pink lines boundaries shown on photographs are for illustrative purposes only and do not represent the actual boundary and are not to be relied upon.

#### **DISPUTES**

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Vendor's Agents, whose decision acting as expert shall be final.

#### **PLANS, AREAS & SCHEDULES**

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

#### **PHOTOGRAPHS & PARTICULARS**

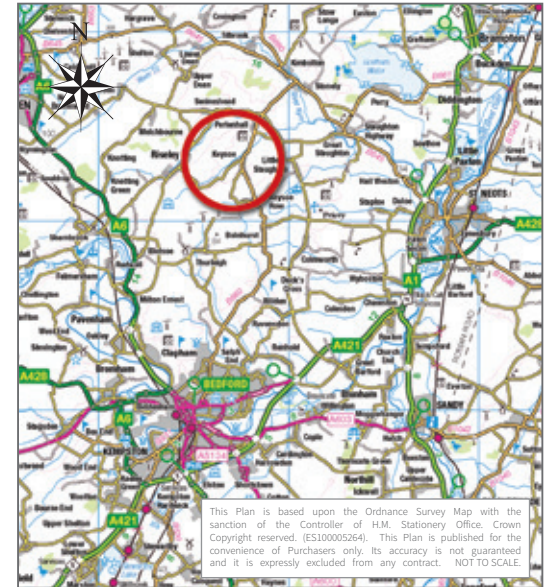
Prepared and taken July 2024

#### **POSTCODES & WHAT3WORDS**

Nearest postcode:

Lot 1 - MK44 2JE ///buns.puzzles.sapping

Lot 2 - MK44 2JF///type.bookings.handover



what3words:

Lot 1 - what3words ///buns.puzzles.sapping

Lot 2 - what3words ///type.bookings.handover

#### **VENDOR'S AGENTS**

Contact:

Lucy Bates BSc (Hons) MRICS FAAV

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#### **IMPORTANT NOTICES**

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in July 2024.

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