



Land Adjacent to Totternhoe Nature Reserve, Totternhoe, Dunstable, Bedfordshire, LU6 2BU



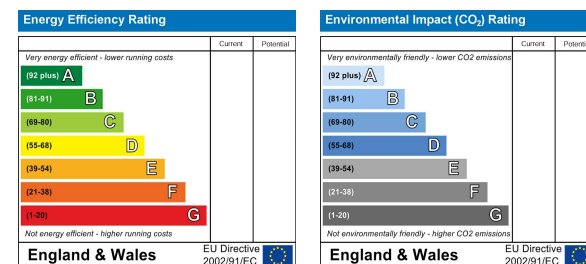
For Auction Guide Price £35,000 to £40,000

FOR SALE BY AUCTION ON WEDNESDAY 13TH JULY 2023 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £35,000 to £40,000

A substantial parcel of amenity land extending to in excess of five acres located between Totternhoe and Sewell adjacent to the nature reserve in an area popular with dog walkers, cyclists and naturalists. The land has been used for recreational purposes and has the benefit of a fenced and gated access. The land is a mixture of grass and woodland and is accessible with vehicles and there are two storage containers.

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ACCESS

The land can be accessed initially by vehicle along Sewell Lane using the postal code LU6 1RP. Park at the end of the lane underneath the disused railway bridge and then walk a short distance using what3words.com. Using the three words sprint.beam.edge and choosing google 'walk'. There is an alternative vehicle access from a gate along Sewell Lane where the barrier has a combination lock available to all land owners to access the land with vehicles.



PLANNING USE CLASSIFICATION

The land is designated within the central Bedfordshire District Council local plan adopted 2009 as the following:-

- Green belt country wildlife site
- Dismantled railway - national cycle route
- Abutting a site of special scientific interest
- Abutting flood zone two to the northern part of the plan area

The disused railway referred to abuts the land and was converted in 2001 to a path for walking, cycling and horse riding.



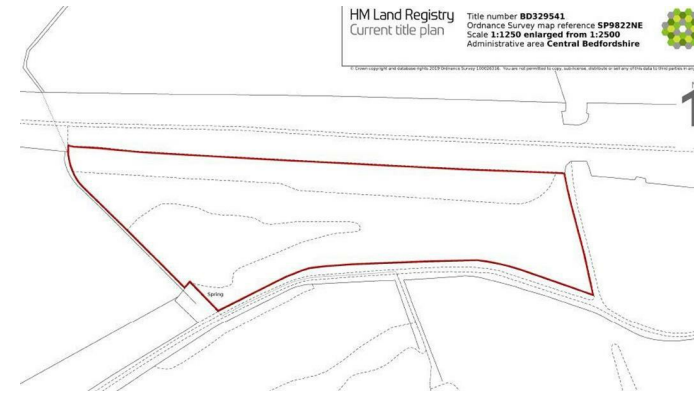
DESCRIPTION OF THE LAND

Partly down to grass with a variety of mature shrub and area of deciduous woodland, the present owners have from time to time used the land for music event and camping event. The land divides roughly one third woodland and two thirds open land and is fenced in part. There are two steel shipping containers on the land which are used for storage and which will be remaining.



PLAN

The attached plan is intended for identification purposes only, purchasers are recommended to refer to the legal pack for the title documents and plans.



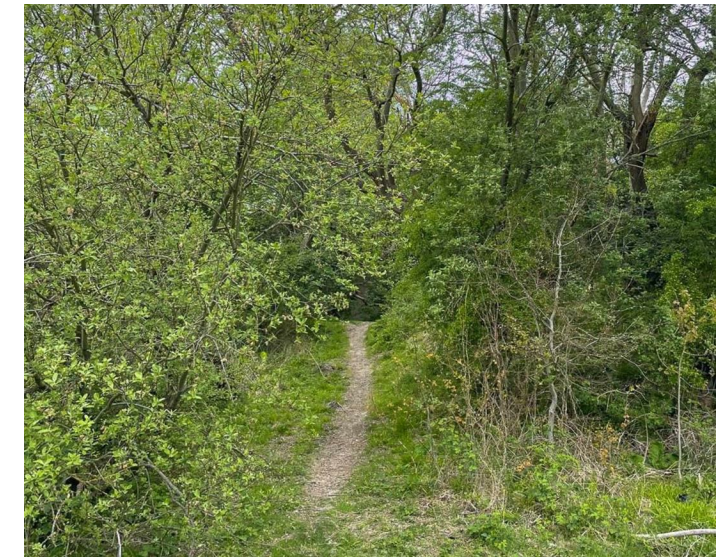
LOCAL AUTHORITY

Central Bedfordshire District Council
Priory House
Monks Walk
Chicksands
Shefford
Bedfordshire
SG17 5TQ
Tel: 0300 300 8300



PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.



BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,200 (£1,000 plus VAT).

HOW TO GET THERE

From Dunstable proceed in a north westerly direction along the A505 Watling Street leaving the town and then fork left at Chalk Hill onto Sewell Lane. At the far end of Sewell Lane park near the disused railway bridge and proceed under the bridge turning right on the track following this for a few hundred yards. Bear right again towards a railway bridge where the land stands on the left hand side.

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For further information on viewing call 01603 508500