



Elliot's Meadow, New Road, Colmworth, Bedfordshire,
MK44 2EY

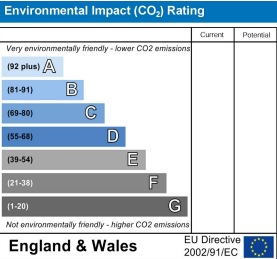
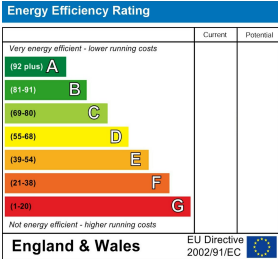


AUCTION GUIDE PRICE £150,000

**** SOLD SUCCESSFULLY BY AUCTION HOUSE BEDS & BUCKS ****

An opportunity to purchase 18.29 acres (7.4ha) of agricultural land situated on the outskirts of Colmworth Golf Club to the north of Bedford. The land is on the south side of New Road with vehicular access and has been previously used for grazing. The trees planted on the land will be removed before completion. Title number: BD300483

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VEHICLE ACCESS

The land is approached from New Road through an established-use agricultural access through a metal bar gate.



THE LAND

A piece of agricultural land fully stock fenced previously used for grazing measuring 18.29 acres (7.4ha). The plot sits adjacent to the Colmworth Golf Club and would be suitable for grazing and other amenity uses subject to necessary planning consents. For more information please refer to the legal pack. There is a gas pipeline crossing the field



VIEWINGS

The site may be inspected at any time during day light hours.



HOW TO GET THERE

From Bedford centre head east on St Peter's St/A4280 turning left onto Kimbolton Rd/B660. Follow the road out of Bedford continuing North, until reaching the second roundabout, take the 2nd exit and stay on Kimbolton Rd/B660 until approaching the New Road, signposted towards the golf course. Turn right onto New Road and continue approximately 150m where the access can be found on the right-hand side.



SERVICES

Mains water connected.



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 be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1800 (£1500 plus VAT)

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

For further information on viewing call 01908 030127