

Yard, Buildings
& Land
East Road
Langford
SG18 9QW



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A unique 1.55 acres small holding.

With extensive outbuildings situated in Langford, Bedfordshire.





This rarely available edge of settlement small holding has been held within the same family for generations.

The yard, outbuildings and extensive barn collectively measure circa 17,921 sq.ft.

The existing buildings offer vast storage & workspace with potential for conversion. Previously the agricultural buildings were used to house potatoes and onions. The structures are well-suited to a variety of alternative uses.

By utilising the existing footprint, the land and buildings offer scope for residential or commercial development, subject to obtaining the necessary planning permissions.

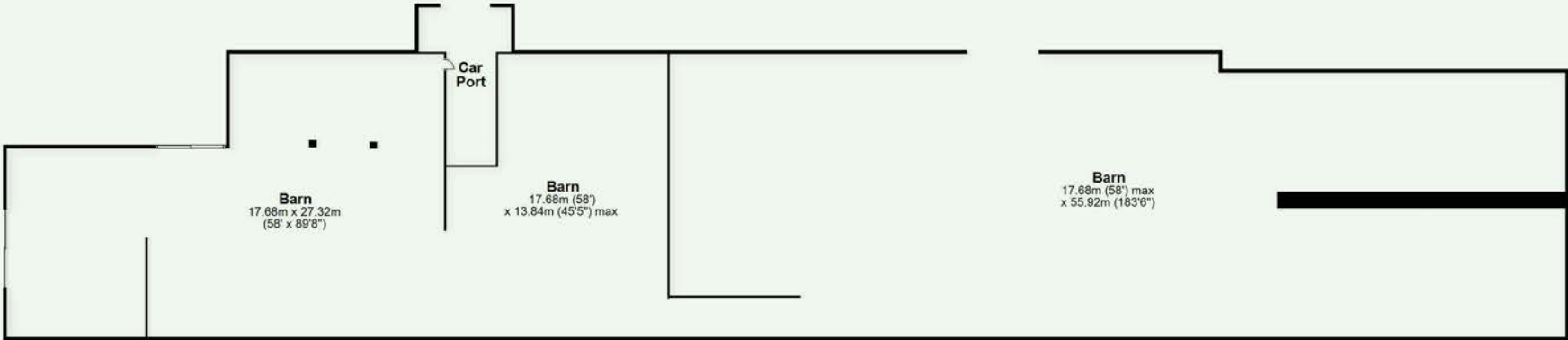
Outbuildings

Total Area Approx : 35.2 sq.m. – 379.1 sq.ft.



Barns

Total Area Approx : 1629.7 sq.m. – 17542.1 sq.ft.

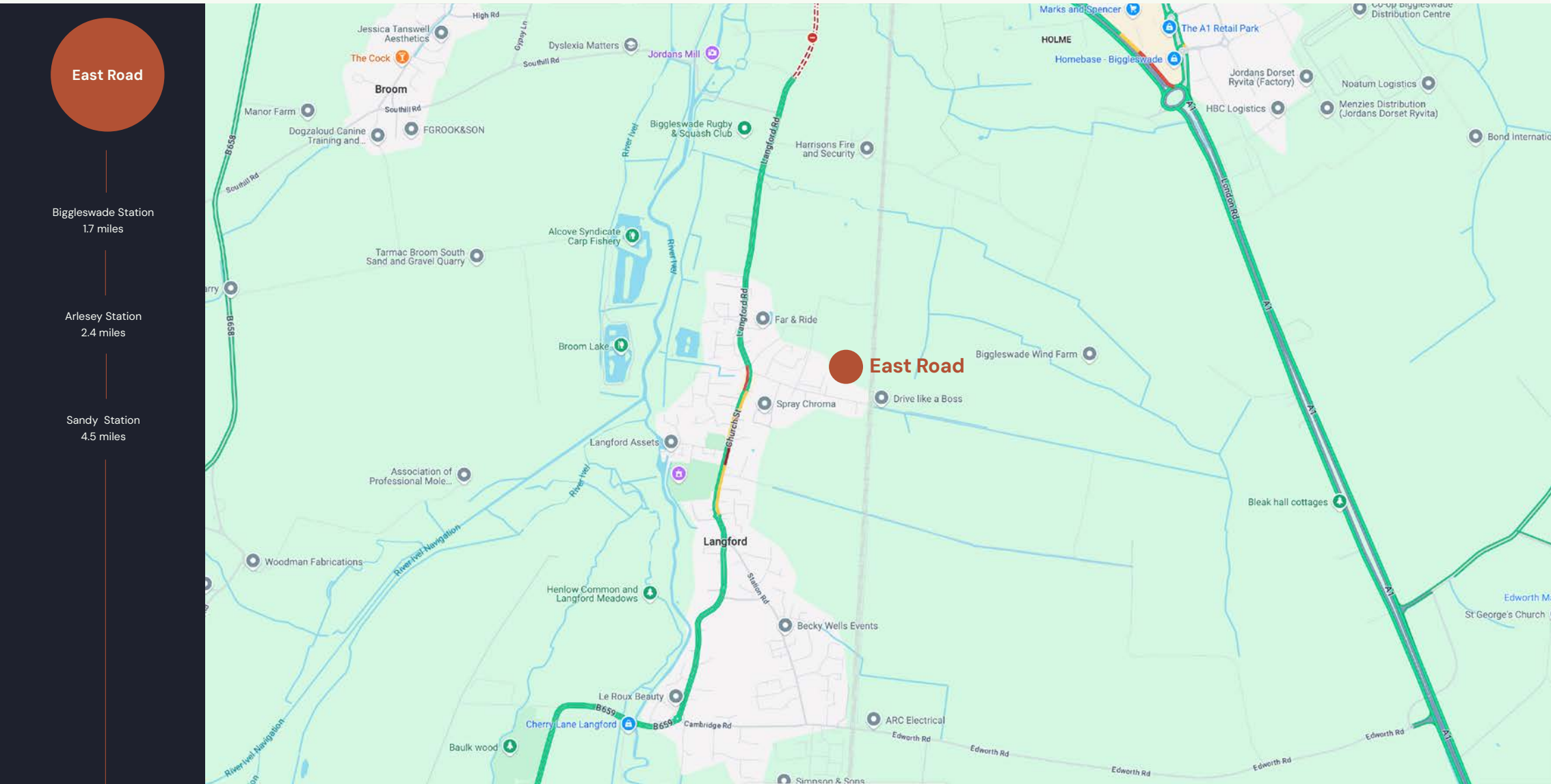




The immediate area has local amenities, a doctor’s surgery, pharmacy, pub, restaurant, garden centre, garage, and a church.

Education is available nearby, with good Ofsted ratings. Langford is conveniently located to the A1, M1, and positioned central to Cambridge & Milton Keynes. Nearby Biggleswade, offers additional facilities, including supermarkets, pubs, restaurants, a large retail park, and a railway station with access to London.

Distances





Rybull Group leverages a powerful combination of a vast professional network and cutting-edge technology. Our relationships in the industry open doors to exclusive opportunities, while our commitment to staying at the forefront of technological advancements ensures that you have a competitive edge in the market.

Rybull Group excels in both selling and acquiring properties, showcasing our prowess in diverse asset classes and values. Whether you're eyeing entry-level deals or substantial assets, our team is equipped to handle the full spectrum of property transactions.

Operating nationwide, we extend our services across the breadth of the UK. Our strategic presence allows us to tap into various markets, ensuring that we can deliver comprehensive solutions tailored to your unique requirements, regardless of location.

Title & Tenure

The land is currently registered as freehold under the following HMLR title numbers, BD239953, BD356347 & BD357431.

Services

It will be the responsibility of the purchaser to determine whether the current supplies are adequate for their proposed use.

VAT

In situations where a sale of any part or right attached to it becomes chargeable for Value Added Tax (VAT) purposes, the responsibility for paying the tax falls on the purchaser.

Guide Price

£650,000

Rybull Group's are instructed as sole agents. All offers and interest should be directed to sales@rybull.co.uk The sellers seek unconditional bids for the land, without conditions. The adjoining paddock will be subject to an overage clause. The sellers reserve the right to reject the highest bid or indeed any bid at their discretion.

Viewings

The land may be inspected, strictly by appointment only through the vendor's sole selling agents, Rybull Group.

AML Counterparty Checks

A successful bidder will be required to provide information to satisfy our AML requirements.

Local Authority

Local Planning Authority– Central Bedfordshire
www.centralbedfordshire.gov.uk

Boundaries, Plans & Areas

The plans on these sales particulars and the acreages quoted are strictly for identification and guidance only. Interested parties are reminded that the land is sold in accordance with the owners Land Registry Title plans. Purchasers must satisfy themselves as to the boundaries and the quantity of land being purchased through the legal process whilst taking advice from their own legal representative.

The Purchaser(s) will be deemed to have full knowledge of all boundaries, and any error or mistake shall not annul the sale or entitle any party to compensation thereof.

The specified areas are given for guidance purposes only and without any responsibility. Purchasers should not rely upon the stated areas as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

Health & Safety

Prospective purchasers must have regard for their own safety during viewings. The Vendors and their Agents do not accept any responsibility for any accident or injury as a result of viewing the land and buildings.

Photography was carried out in 2024.

Rybull Group, their client and any joint agent give notice that: These particulars do not form part of any offer or contract. They assume no responsibility for any statement that may be made in these particulars, marketing material, email, related documentation or other communication. Any information supplied, should not be relied upon as statements or representations of facts and are made without prejudice. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Rybull Group have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

For further information or to arrange an inspection, please contact a member of our team below:

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