



## Land off Silver Street, Stevington, Bedfordshire

Approximately 20.50 acres (8.30 hectares)

**AVAILABLE AS A WHOLE**

**FOR SALE BY PRIVATE TREATY**

## LAND OFF SILVER STREET

### SITUATION

The land is located on the outskirts of the rural village of Stevington within the county of Bedfordshire. The property is approximately 5 miles north west of Bedford, and 12 miles north east of Milton Keynes. M1 junction 14 is under 10 miles from the property.

### DESCRIPTION

The Land off Silver Street comprises approximately 20.50 acres (8.30 hectares) of arable land. The Property is accessed via an access track from Silver Street, Stevington, via a gateway set back slightly from the road. The boundaries of the property are a combination of mature hedgerows and fencelines.

The land has a south facing slope. The land is classified as Grade 3 according to the Agricultural Land Association Classification of England and Wales. The soil is of the Hanslope Series and is described as calcareous clayey soils according to the Soil Survey of England and Wales. The parcel is currently cropped with winter barley.

### ACCESS

The property is accessed directly from Silver Street via the access track shown yellow on the sale plan. It is intended that the access track will be included within the sale of this property, with the vendor's retaining a right to use the track to access their retained land. There are legal provisions over the access track granting rights of way to the neighbouring properties, and further information is available from the Selling Agent, Bletsoes.

### TENURE AND POSSESSION

The property is offered for sale freehold with the benefit of vacant possession upon completion.

### OVERAGE CLAUSE

The Seller will retain 25% of any uplift in value if planning permission is obtained for a change of use from agricultural use or equestrian use, during the first 25 years after completion of the sale. The overage will be triggered upon the disposal of land with the benefit of planning permission or the implementation of a planning permission.

### SERVICES

There are no mains services connected to the property.

### PLANNING AND LOCAL AUTHORITY

The property is located in the administrative boundaries of Bedford Borough Council.

### SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, mineral and timber rights are included in the freehold sale, insofar as they are owned.

### BASIC PAYMENT SCHEME AND ENVIRONMENTAL SCHEMES

The land is registered for the Basic Payment Scheme, which will be retained by the Vendor for the 2023 claim year. The land is not entered into any Environmental Stewardship Schemes.

### EASEMENTS, WAYLEAVES, COVENANTS & RIGHTS OF WAY

There are two public footpaths which cross the land on the southern and western boundaries of the property. Further details can be obtained from the Selling Agent, Bletsoes.

The property is sold subject to and with the benefit of all existing easements, wayleaves, covenants and rights of way, whether public or private, light, sport, drainage, water, electricity supplies and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

### NEAREST POSTCODE

The nearest postcode is MK43 7QN and the property can be found more precisely using the what3words mapping system reference of cleanest.blotchy.resold

### METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

### BOUNDARIES

The Purchaser(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge, tree or ditch.

### PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and based on the Ordnance Survey Plan (copyright reserved 100022432) and are for identification purposes only. The Purchaser shall be deemed to have satisfied himself as to the description of the Land and any error or mistake shall not annul the sale, nor entitle either Party to compensation in respect thereof. All plans are not to scale.

### VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Purchaser(s) in addition to the purchase price.

### VIEWINGS

Viewings of the property must be undertaken in daylight hours, on foot only, with a set of these particulars in hand. We ask that you contact the Agent prior to any viewing.

### HEALTH & SAFETY

We ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the property.

### MEASUREMENTS & OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is a point which is of particular importance please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Particulars prepared and photographs taken June 2023.

### IMPORTANT NOTICE

In the case of any inconsistency between the General Remarks and the Stipulations in the Contract, the latter shall prevail. Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: July 2023.