



## Land off Station Road, Blunham, Bedfordshire

Approximately 4.75 acres  
(1.92 hectares) of permanent pasture  
**FOR SALE BY PRIVATE TREATY  
AS A WHOLE**



# Bletsoes

EST. 1881

## SITUATION

The land is situated in the attractive village of Blunham, in the county of Bedfordshire, and is 6 miles to the east of the town of Bedford. Blunham has excellent central road connections, where the A1 can be accessed in less than 1 mile away, which leads to the A421 south-west, and the A428 extending east towards Cambridge. The property is approximately 24 miles north-east of Milton Keynes and 25 miles north of Luton.

## DESCRIPTION

The property comprises of 4.75 acres (1.92 hectares) of permanent pasture, suitable for livestock and also has the potential for both amenity and leisure activities. Forming a single enclosure, the land is bound by mature hedgerows and trees and benefits from extensive road frontage to Station Road, providing excellent access.

The land is Grade 3 according to the Agricultural Land Association Classification of England and Wales, and the soil is of Efford 1 Soil, according to the Soil Survey of England and Wales.

## METHOD OF SALE

The property is offered for sale by Private Treaty as a whole, and is shown edged red on the attached plan.

## TENURE AND POSSESSION

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

## SERVICES

There are currently no services connected to the property.

## PLANNING AND LOCAL AUTHORITY

The property is located in the administrative boundaries of Central Bedfordshire Council.

## SPORTING, TIMBER AND MINERAL RIGHTS

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

## ENVIRONMENTAL

The land is not registered into any environmental schemes.

Separately, we understand several trees are subject to a Tree Preservation Order (TPO 1962). More information is available for the Selling Agent.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements 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.

There are several overhead cables running across part of the field, which we understand does not currently receive an annual wayleave payment. We understand that there are no other wayleaves, easements, or rights of way that cross over the land and assume that none exist.

## BOUNDARIES

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

## OVERAGE

The Sellers will retain 40% of any uplift in value if planning permission is obtained for a development or change of use from agricultural use during the first 40 years after completion of the sale. The overage payment will be triggered upon disposal of land with the benefit of planning permission or implementation of planning permission.

## PLANS, AREAS AND SCHEDULES

Plans included or attached to these particulars are based upon the Ordnance Survey Maps copyright reserved. 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 or rights attached 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 viewing.

## NEAREST POSTCODE

The nearest postcode is MK44 3NX and the property can be found more precisely using the what3words mapping system reference of [sprayer.rocky.shares](https://www.what3words.com/).

## HEALTH AND 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 AND 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 in June and photographs taken in May 2023.

## IMPORTANT NOTICE

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.