



Arable Land at Thurleigh, Bedfordshire

Approximately **114.90 ACRES** (46.50 hectares)

FOR SALE AS A WHOLE OR IN 2 LOTS

Bletsoes

EST. 1881

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LOCATION

The land is located between the villages of Thurleigh and Bletsoe within the county of Bedfordshire. The property is approximately 1 mile east of the A6; 4.5 miles north-west of Bedford, and 16 miles north-east of Milton Keynes.

DESCRIPTION

The Land at Thurleigh forms a commercial block of productive arable land which is offered for sale as a whole or in two Lots:

Lot 1 comprises approximately 105.78 acres (42.81 hectares) forming an arable field with two small woodland spinneys.

Lot 2 comprises approximately 9.12 acres (3.69 hectares) forming an arable field.

The land is classified as Grade 2 according to the MAFF Agricultural Land Classification of England and Wales. The soil is of the Hanslope Soil Association described as slowly permeable calcareous clayey soils according to the Soil Survey of England and Wales. The land is cropped in spring barley.

FARMING

The land has been farmed in hand by the Seller. Vacant possession will be available on completion with payment to the Seller of all in-going costs associated with the establishment of a crop for the 2024 harvest.

The cropped area as taken from previous BPS applications is as follows:

- Lot 1 - TL0357 6456 - 42.8123 ha – 41.5705 ha cropped; 0.6085 ha wood; 0.6333 ha wood
- Lot 2 - TL0458 6418 - 3.6895 ha cropped

ENVIRONMENTAL SCHEMES

The land is registered on the Rural Land Register. The land is entered into a Mid-Tier Countryside Stewardship Scheme which runs to 31st December 2026, with BE3 management of hedgerows and SW1 4m-6m buffer strips as the applicable options. The Buyer will be required to take on the stewardship obligations.

TENURE AND POSSESSION

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



Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ



CROPPING SCHEDULE

NG. No	Ha	Ac	2024	2023	2022	2021	2020	2019	2018
TL0357 6456	42.81	105.78	Spring Barley	Winter Wheat	Winter Wheat	Pt. Winter Wheat / Pt. Spring Wheat	Spring Barley	Winter Beans	Spring Barley
TL0458 6418	3.69	9.12	Spring Barley	Winter Wheat	Winter Wheat	Winter Wheat	Spring Barley	Winter Beans	Fallow

INGOING VALUATION

In addition to the purchase price, the Buyer(s) shall pay upon completion for the following items if, and when, applicable:

- i) Seeds, fertilisers, sprays applied to the land at calculated cost;
- ii) All cultivation and applications (including mole drainage and subsoiling) carried out at CAAV rates or at specified contractor's rates if greater. Further details available from the Selling Agent.
- iii) Any hedge cutting and ditching carried out at CAAV rates or at a specified contractor's rate
- iv) An enhancement payment calculated at £20 per arable hectare per month calculated from 1st September 2023 up to completion.
- v) VAT where applicable at the current rate

There will be no charge for unexhausted and residual manurial values of fertiliser or lime applied.

The Buyer(s) will not be entitled to make any counter claim for dilapidations, if any, or any other matters. The Ingoing Valuation will be paid for immediately upon completion.

OVERAGE CLAUSE

The Seller will retain 30% of any uplift in value if planning permission is obtained for a change of use from agricultural or equestrian use, during the first 30 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.

OUTGOINGS

Drainage Rates in respect of the farmland are payable to the Environment Agency at the standard rate, details are available from the Selling Agent.

REGISTERED TITLE

The land is registered under Title Numbers BD189445 (Lot 1) and BD102687 (Lot 2). Part of Lot 1 is unregistered and the Seller will transfer such title as is owned. Lot 1 is subject to a restriction not to use for any noisy, noxious or offensive trade or business.

SPORTING, MINERAL AND TIMBER RIGHTS

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

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Lot 1 – The land has a right of way along the track which provides access to Coplar Farm House. The land is crossed by overhead electricity lines, which we understand are held under a wayleave agreement. There are underground cables / pipelines which cross Lot 1, details of which are available from the Selling Agent.

Lot 2 - A public footpath runs along the eastern boundary.

There are no mains services connected to the property.

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.

PLANNING AND LOCAL AUTHORITY

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

NEAREST POSTCODE

Lot 1 – nearest postcode MK44 2DQ;
what3words; stability.audio.secure [off Old Milton Road],
finishes.trackers.areas [entrance drive to Coplar Farm House]

Lot 2 – nearest postcode MK44 2DF;
what3words; smiling.replying.porch

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in 2 Lots.

BOUNDARIES

The Buyer(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 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 Buyer(s) in addition to the purchase price.

ANTI-MONEY LAUNDERING REGULATIONS

Buyer(s) will be required to provide proof of identity and address to the Selling Agents following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

VIEWINGS

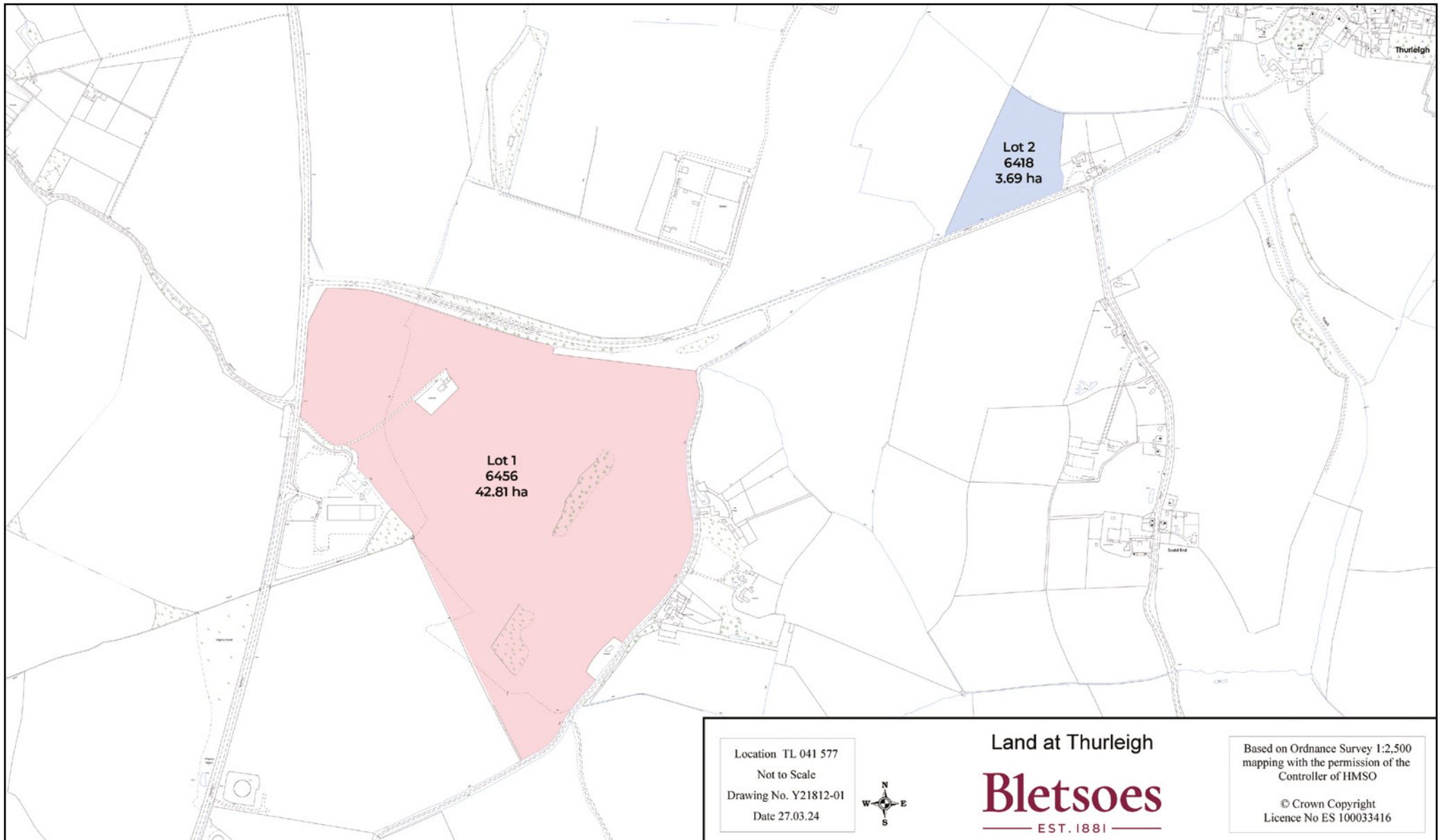
The land can be viewed by prior arrangement with the Selling Agent For further information please contact Alex Abrahams.

HEALTH AND SAFETY

Potential hazards exist on working farms and 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 the Selling Agent 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 April 2024.



Arable Land at Thurleigh, Bedfordshire

Approximately 114.90 ACRES (46.50 hectares)
FOR SALE AS A WHOLE OR IN 2 LOTS

Within Easy Reach



Bedford: 4.5 miles

Rushden: 7.5 miles

Northampton: 18 miles



David Bletsoe

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Alex Abrahams

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IMPORTANT NOTICE

Henry H. Bletsoe and Son LLP for themselves and the Seller whose agents they are give Notice that: 1. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending Buyers and do not constitute part of an offer or Contract. Prospective Buyer(s) ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and details are given in good faith and are believed to be correct. Any intending Buyer(s) should not rely on them as a statement or representation of fact but must satisfy themselves when inspecting or otherwise as to the correctness of each of them. 3. No person in the employment of Henry H. Bletsoe and Son LLP has any authority either to make or give any representation or warranty whether in relation to this property or these Particulars nor to enter in any contract relating to the property on behalf of the Seller. 4. No responsibility is accepted for any expenses incurred by the intending Buyer(s) inspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Buyer(s) shall be deemed to have full knowledge of the state and condition thereof including the ownership of any tree, boundary or part of the property. 6. Should any dispute arise between the Seller and Buyer(s) upon any point not involving a question of Law arising out of these Particulars, stipulations or plans as to interpretation, the dispute shall be referred to the Selling Agent, Henry H. Bletsoe and Son LLP whose decision shall be final and binding on all parties to their dispute and in every such referral the Selling Agent to decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: April 2024

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