



Clapham Farm, Forty Foot Lane, Souldrop, Bedfordshire

Approximately 3.06 Acres (1.24 Hectares)

FOR SALE AS A WHOLE



LOCATION

The property is located off a single track lane, known as Forty Foot Lane being approximately 0.5 miles from the centre of Souldrop, which is accessed from the A6 situated approximately 5 miles from Rushden and 10 miles from Bedford.

The property is set within open countryside and has good access to the Three Shires Way bridleway allowing for good hacking.

DESCRIPTION

Clapham Farm is shown edged red on the plan and extends to approximately 3.06 acres (1.24 hectares). The equestrian yard comprises of a purpose built timber stable block with a pitched box profile roof and concrete floor, to include four 12ft x 12ft boxes, a smaller pony box and a central hay barn and general store; a breeze block built stable with a pitched box profile roof and block walls with two 17ft x 17ft large stables. In addition, there is a container store and two partially enclosed stores and field shelters. The property is accessed from a hard track and has an area of concrete and hard standing to the front of the buildings. The land is split into three main paddocks with a mixture of post and rail fencing and hedgerow boundaries, each with a field shelter. The smaller paddock has good natural shelter, and all the paddocks provide good level grazing. Adjacent to the yard is an astro turf paddock providing an all-year round horse exercising arena.

METHOD OF SALE

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

TENURE AND POSSESSION

The Freehold interest is offered for sale with the benefit of vacant possession on completion.

EASEMENTS, WAYLEAVES, AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all wayleaves, easements and rights of way that might exist. The adjoining property (Oak Tree Fields) to the south has a submeter and electricity feed crossing Clapham Farm.

SPORTING, TIMBER AND MINERAL RIGHTS

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

SERVICES

The property benefits from mains electricity and mains water.

VIEWING

Viewings of the property are strictly by appointment only through the Selling Agents, Geroe Pullin of Henry H Bletsoe & Son LLP.

HEALTH AND SAFETY

We ask you to be as vigilant as possible when making your inspection, for your own personal safety.

PLANNING AND LOCAL AUTHORITY

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

NEAREST POST CODE

The nearest postcode is MK44 1HB and the property can be found more precisely using what3words mapping system reference: communal.winemaker.shorthand

BOUNDARIES

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

VALUE ADDED TAX (VAT)

Should the sale of the land or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Purchaser in addition to the purchase price. It is not anticipated that there will be any VAT upon the sale of this land.

PLANS AND AREAS

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

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. Particulars prepared and photographs taken: October 2024.