



Land at Village Farm, Felmersham, Bedfordshire

**Approximately 17.56 ACRES (7.11 hectares) of Arable Land and Woodland
FOR SALE BY PRIVATE TREATY AS A WHOLE**

SITUATION

The Property is situated on the edge of the village of Felmersham, in the county of Bedfordshire, and is 9 miles north-west of Bedford. The Property benefits from a rural but accessible location with a current right of access through Village Farm (hatched brown on the cover plan), however there is a potential to open an access directly onto Carlton Road subject to the necessary consents. The Property is situated approximately 2 miles from the A6, which provides good access to the A1 to the east and M1 to the west.

DESCRIPTION

The Property extends to approximately 17.56 acres (7.11 hectares) in total and comprises approximately 11.64 acres (4.71 hectares) of arable land, which is currently within a Countryside Stewardship Scheme, and 5.92 acres (2.40 hectares) of mature woodland which has previously been used for shooting. The Property is bound by a mix of mature hedgerows and trees, with post and wire fencing in parts, which provides good privacy and security. The Property is a single enclosure surrounded by agricultural land and woodland and is suitable for a variety of uses including agriculture and equestrian use, subject to the necessary consents.

The land is Grade 3 according to the Agricultural Land Association Classification of England and Wales. The soil is of the Moreton Series, according to the Soil Survey of England and Wales, which is described as well drained calcareous clayey and fine loamy soils over limestone, in places shallow and brashy. Some deeper slowly permeable calcareous clayey soils.

METHOD OF SALE

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

TENURE AND POSSESSION

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

SERVICES

There are currently no mains services connected to the Property. A mains water pipe runs under the Property from Carlton Road to the southern boundary. Enquiries can be made to Anglian Water in respect of connecting a water supply to the Property.

PLANNING AND LOCAL AUTHORITY

The Property is located in the administrative boundaries of Bedfordshire Borough Council.

SPORTING, TIMBER AND MINERAL RIGHTS

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

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The Property benefits from vehicular access through Village Farm which leads off Grange Road, by a right of way over the Seller's retained land, hatched brown on the cover plan.

An electricity pole is located on the southeastern boundary, which benefits from an annual wayleave agreement. An Anglian Water mains water pipe runs across 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 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.

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.

ENVIRONMENTAL SCHEMES

The Property is currently within a Countryside Stewardship Arable Offer Agreement which includes option AB1: Nectar Flower Mix, AB9: Winter Bird Food and SW1: Buffer Strip on Cultivated Land. Further details can be obtained from the Selling Agent, Bletsoes.

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.

The Seller will contribute financially to a new access being created by the Purchaser off Carlton Road, subject to the necessary consents. Once a new access has been created, the right of access over the track hatched brown on the plan will no longer exist. Please contact the Selling Agent for further information.

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

All viewings are strictly by appointment only through the Selling Agent, Bletsoes. Please contact Bletsoes to arrange a viewing of the Property.

NEAREST POSTCODE

The nearest postcode is MK43 7HJ and the Property can be found more precisely using the what3words mapping system reference of protest.agenda.suave

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. Photos taken and particulars prepared in October 2024.

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: November 2024.