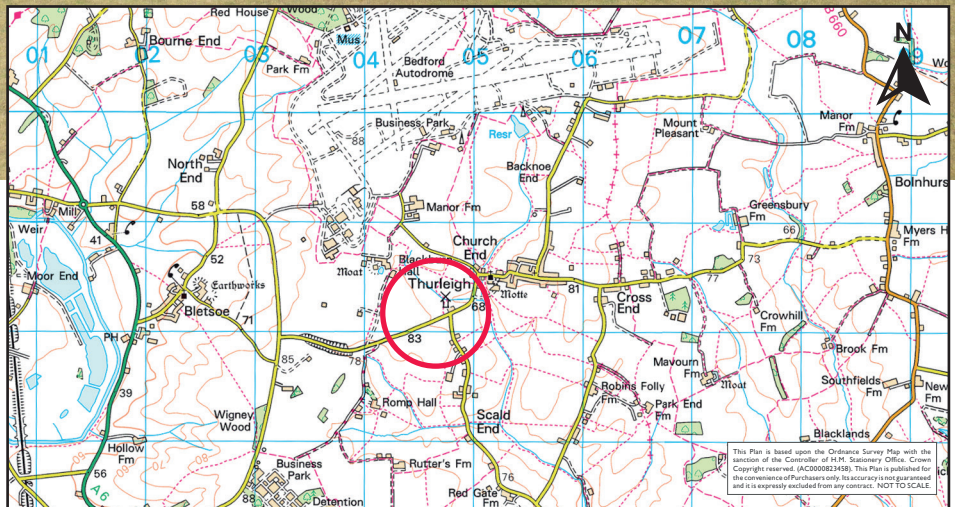




Arable Land at Thurleigh, Bedfordshire

Approximately 9.12 acres (3.69 hectares)

FOR SALE AS A WHOLE BY PRIVATE TREATY

SITUATION

The land is situated between the village of Thurleigh and Bletsoe, within the county of Bedfordshire. The land benefits from a rural but accessible location, and 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 single commercial block of productive arable land, with good road frontage to Milton Road, providing excellent access. The land has been used to grow a range of combinable crops and also has the potential for both amenity and leisure activities. The land is classified as Grade 2 according to the MAFF Agricultural Land Classification of England and Wales and the soil is of the Hanslope Soil Association according to the Soil Survey of England and Wales which is described as a slowly permeable calcareous clayey soil.

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 & 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 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.

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 is a public footpath which runs along the eastern boundary.

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

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.

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 viewing.

NEAREST POSTCODE

The nearest postcode is MK44 2DF and the property can be found more precisely using the what3words mapping system reference of smiling.replying.porch

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 July 2025 and photographs taken in April 2024.

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.

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 2024 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.

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 July 2025 and photographs taken in April 2024.