

LAND WEST OF LORDSHIP FARM
HOLWELL, HITCHIN, HERTFORDSHIRE, SG5 3QZ

CHEFFINS



LAND WEST OF LORDSHIP FARM, HOLWELL ROAD, HOLWELL, HITCHIN, HERTFORDSHIRE, SG5 3QZ

**25.22 ACRES (10.21 HECTARES)
OF ARABLE LAND ON THE EDGE
OF THE VILLAGE OF HOLWELL,
BENEFITING FROM ROAD FRONTAGE
FOR SALE AS A WHOLE**



Introduction

An excellent opportunity to acquire an attractive block of arable land conveniently located on the western edge of the village of Holwell, near Hitchin. The land offers prospective purchasers scope for a range of uses including; agricultural, amenity, equestrian or environmental purposes, subject to the necessary consents

The land is offered for sale with vacant possession on completion.

Location

The land lies approximately 4 miles north east of the market town of Hitchin and 6 miles east of Letchworth Garden City. The property benefits from road frontage onto Holwell Road and located in close proximity to the A600, A505, providing convenient connections to the surrounding area and wider road network.

Method of Sale

The land is offered for sale by private treaty as a whole.

Description

The property extends to approximately 25.22 acres (10.21 hectares) of arable land, presented in a single, well-defined block on the edge of the village of Holwell. The land benefits from direct access off the public highway via a gated vehicular

entrance over a culvert, with frontage to Holwell Road. The land parcel is regular in shape and gently rises towards the northern boundary.

The boundaries are well established, comprising a combination of ditches, mature trees and post and wire fencing. The land is currently entered into a Countryside Stewardship Scheme under option AB15 and has been drilled with a grass and clover mix.

According to Natural England's Agricultural Land Classification, the land is predominantly Grade 3, with an area of Grade 2 located towards the northern part. Environment Agency flood mapping indicates the majority of the land lies within Flood Zone 1, with more limited areas along Holwell Road and the eastern boundary identified as Flood Zone 3.

The property falls within the administrative area of Central Bedfordshire Council and is subject to the policies of the Central Bedfordshire Local Plan, adopted July 2021.

Tenure & Possession

The land is offered for sale with vacant possession on completion.

Drainage Rates

Environment Agency drainage rates are currently payable at the standard rates.

VAT

The land is not registered for VAT however if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

Town & Country Planning

The land is within Central Bedfordshire Council and all of the land lies outside of the development boundaries of Great Sampford. The land is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may be or come into force. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Basic Payment Scheme

The current owners have historically claimed for Basic Payment Scheme entitlements and the seller will retain any historic delinked payments.

Environmental & Grant Schemes

The land is currently entered into a 5-year middle tier Countryside Stewardship Scheme which terminates in December 2026. The land is not entered into a Sustainable Farming Incentive or any other schemes.



Sporting, Timber & Minerals

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

Wayleaves, Easements, Covenants & Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

Tenant Right & Dilapidations

There will be no ingoing valuation, and the purchaser shall not claim for dilapidations, if any, in relation to the property.

Exchange & Completion

Exchange of contracts shall be within 6 weeks of the purchaser(s) solicitor receiving a draft contract. Completion will be by agreement between the parties.

Boundaries

The vendor and vendor's agents will do their best to specify the ownership of boundary hedges, tree belts and ditches but will not be bound to determine these. The property is available for inspection and the purchaser(s) will be deemed to have satisfied themselves as to the ownership and location of the boundaries.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey and are for identification purposes only.

Local Authority

Central Bedfordshire Council

Priory House, Monks Walk, Shefford, SG17 5TQ

T: 0300 300 8000 | E: planning@centralbedfordshire.gov.uk

W: www.centralbedfordshire.gov.uk

Viewings & Further Information

The land can be viewed by prior arrangement with the Sole Agents. For further information please contact:

Jonathan Purkiss

E: jonathan.purkiss@cheffins.co.uk | T: 01223 213777 or

Henry Lankfer

E: henry.lankfer@cheffins.co.uk | T: 01223 213777

As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety.

Nearest Postcode: SG5 3QZ

what3words: ///buying.panels.jacket

Anti-Money Laundering Regulations

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

Sellers Solicitor

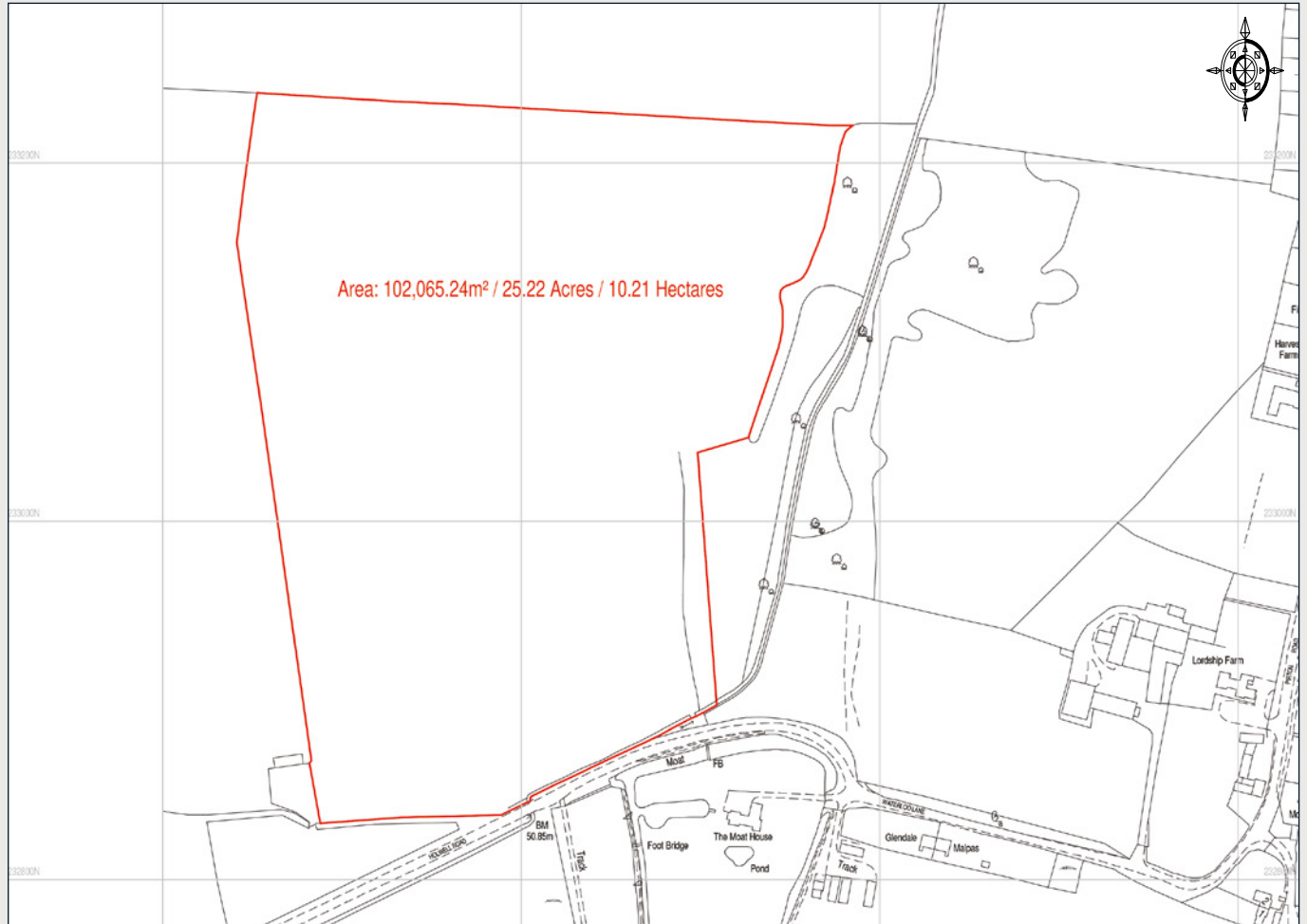
Horsey Lightly Solicitors, 2 West Mills, Newbury, Berkshire, RG14 5HG

Agents' Notes

For clarification we wish to inform purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom. The plan and acreages use gross acreages taken from the Ordnance Survey sheets and are for identification purposes only. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. June 2026.



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Important Notice These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cheffins in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Cheffins does not have any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).



Cambridge Rural, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA

T 01223 213777 E camb.agric@cheffins.co.uk

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Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | Sutton | London