



Land East of Slapton Road

Bedfordshire

**Carter Jonas**



Land East of Slapton Road  
Little Billington  
Leighton Buzzard  
Bedfordshire

Single block of amenity/grazing land.

Situated south of Leighton Buzzard, the land is comprised of Grade 3/4 soils.

In all extending to approximately 19 acres (7.69 ha).

For sale by private treaty as a whole.

Carter Jonas



Property

19 acres of amenity land currently laid to grass and split into three field enclosures, separated and bordered by a mixture of fencing and established hedgerows.

There are two concrete pads previously utilised as foundations for stabling, as well as a livestock pen and two self-filling water troughs.

Whilst formerly a racehorse stud farm, the land is currently utilised for the purposes of livestock grazing, and also offers diversified potential for amenity/leisure purchasers.

Location

The Property is situated 11.1 miles west of Luton and 2.3 miles south of Leighton Buzzard, with local direct rail links to Luton Airport and London Euston.

Access

The Property benefits from a gated accessway directly off the adopted highway.

Method of sale

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

Tenure & possession

The land is being sold with vacant possession.

Basic Payment Scheme

Basic Payment Scheme entitlements are not available with the sale.

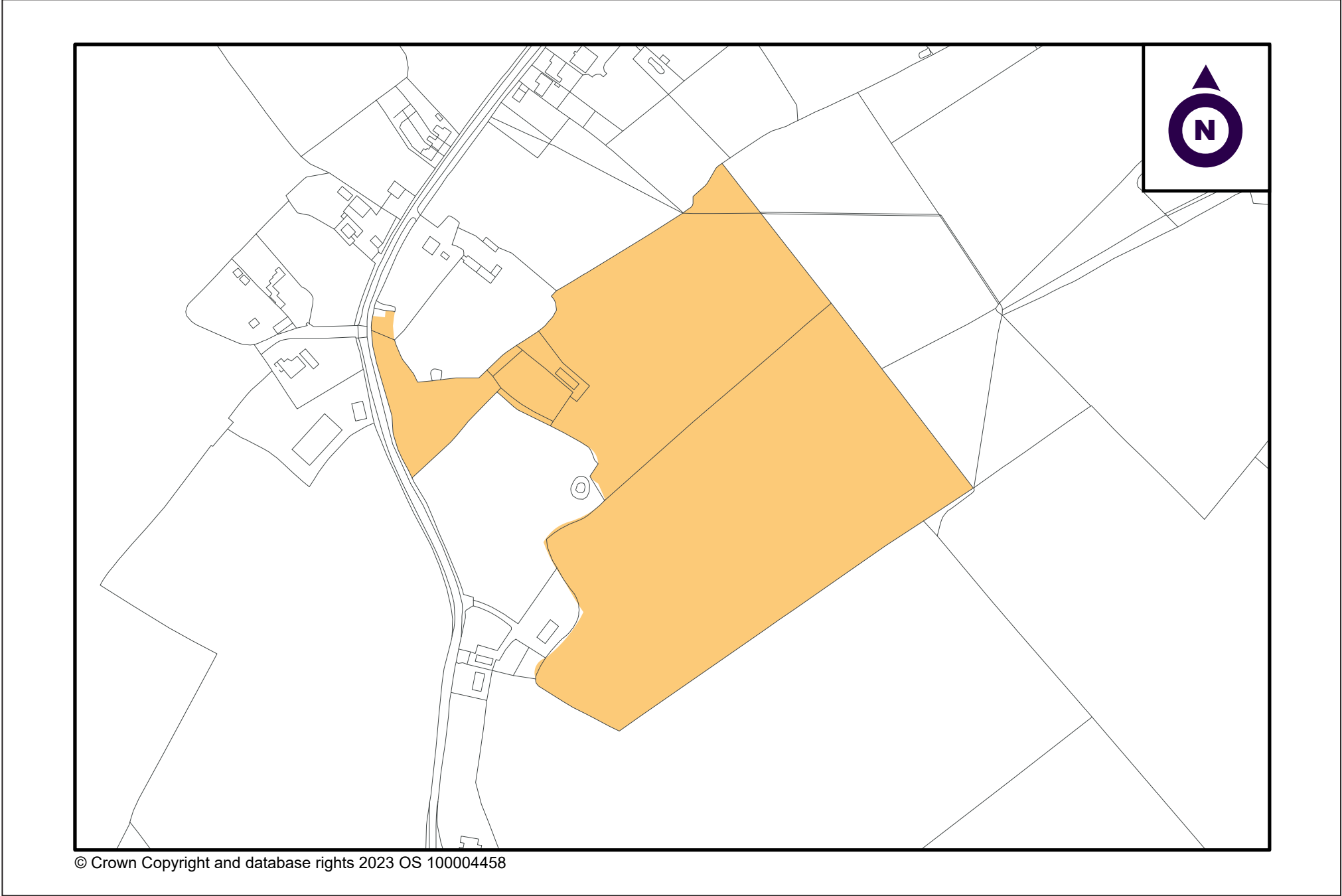
Environmental Schemes

The land is not included in any Environmental Stewardship Schemes.









### Planning

Alternative uses and development of the Property will be subject to achieving the necessary planning permissions.

### Overage

An overage of 35% for a period of 30 years shall be applied to the Property on any uplift in value resulting from development.

### Designations

The Property is located in the London Green Belt.

### Services

The land benefits from a mains water supply, with two operational drinking troughs.

### Wayleaves Easements & Rights of Way

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

### Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling Agent nor the Vendor takes responsibility.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the land becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

### Sporting Timber & Mineral Rights

To be included in the sale.

### Local Authority

Central Bedfordshire Council  
Kilgour Court  
Bassett Road  
Leighton Buzzard  
LU7 1AT

### Viewings

Viewings are to be arranged exclusively with the selling Agent. Please contact the Agent to register an interest.

### Directions

From A505: Continue along the A505 until you reach Billington Rd roundabout. Take the first exit to join the B440 / Leighton Rd. Continue for 500m before turning right onto Slapton Rd. After 700m the Property will be on your left-hand-side.



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### Cambridge

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