



Amenity Land near Cranfield

| Bedford

| **Carter Jonas**

Land South of Astwood Road Bourne End Bedford MK43 0AT

A single block of Grade 3
amenity/grazing land with a
range of former farm buildings.

In all extending to approximately 3.80 acres
(1.54 hectares).

For sale by auction as a whole.



Property

Extending to approximately 3.80 acres, the land is currently laid to grass and interspersed with hedgerows and trees. The Property is bordered by a mixture of barbed wire fencing and mature hedgerows. The range of buildings include:

- Prefabricated residential unit
- Caravan
- Small timber shed
- Medium timber shed with a former livestock pen.

The buildings on the Property demonstrate potential for conversion to a dwelling or other appropriate uses subject to obtaining the necessary planning consents. Additionally, the site offers potential for natural capital buyers.

Location

The Property is situated 2.3 miles north of Cranfield, 8.6 miles east of Milton Keynes and 10 miles west of Bedford. Astwood Road and Bourne End Road are the two principal roads connecting the Property to the surrounding areas.

Access

The Property benefits from a right of access over third party land directly off Astwood Road.

Services

The Property benefits from mains water and electricity supplies.





Tenure

The land is being sold with Vacant Possession.

Planning

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

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.

Overage

The land is being sold subject to an overage of 30% for a period of 30 years, to be triggered by non-equestrian and non-agricultural development.

Sporting, Timber & Mineral Rights

Sporting, Timber & Mineral Rights to be included in the sale.

Environmental Schemes

The land is not included in any Environmental Stewardship Schemes.

Local Authority

Central Bedfordshire Council
 Priory House
 Monks Walk
 Chicksands
 Shefford
 SG17 5TQ
 T: 0300 300 8301

Viewings

Viewings are to be by appointment only, arranged through the selling Agent.

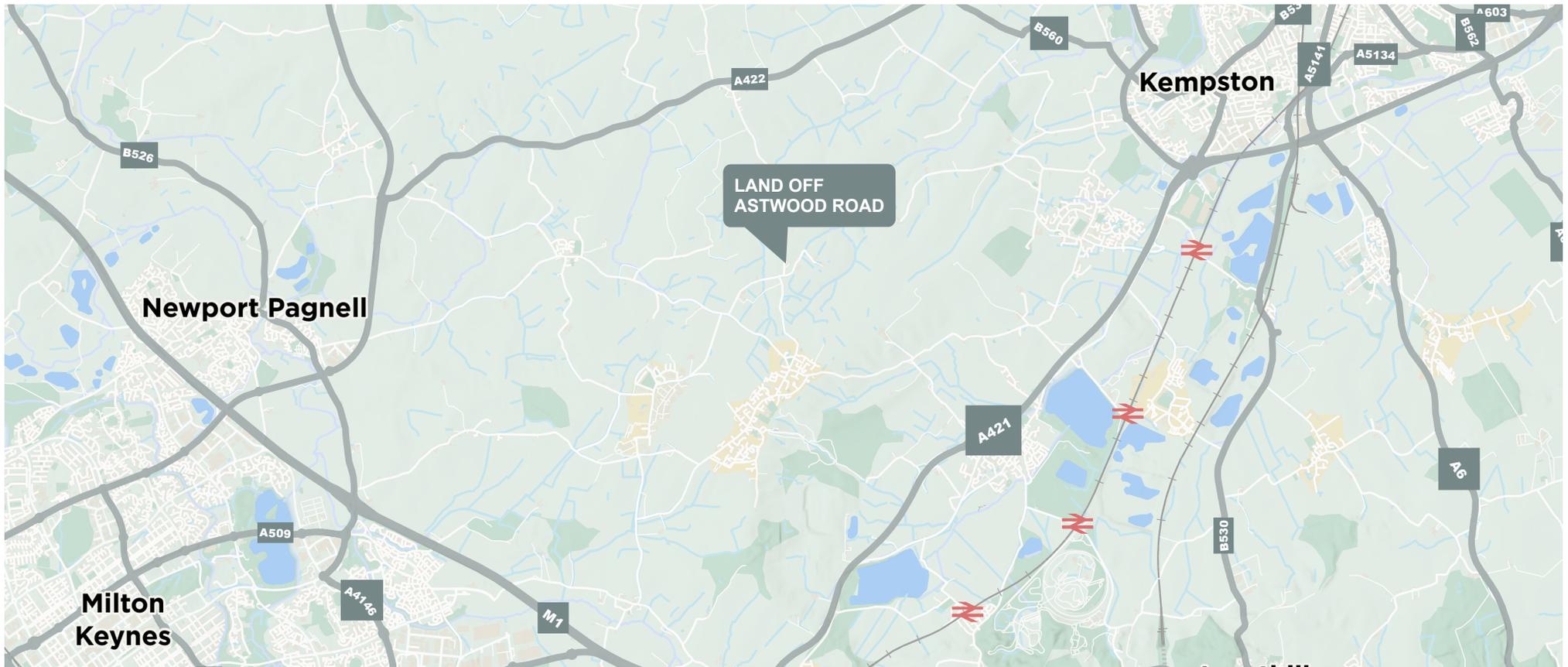
Directions

From Broad Green: Continue along Bourne End Road for 1.5 km before turning right to join Astwood Road. Bear left, remaining on Astwood Road for a further 700m. Access to the Property will be on your right immediately opposite a pair of residential properties.



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Cambridge

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Important information

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