



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth, LE17 4HB



FOR SALE - Guide Price £275,000
Church Road, Flitwick, MK45 1AE

- 19.173 Acres Arable Land

Introduction:

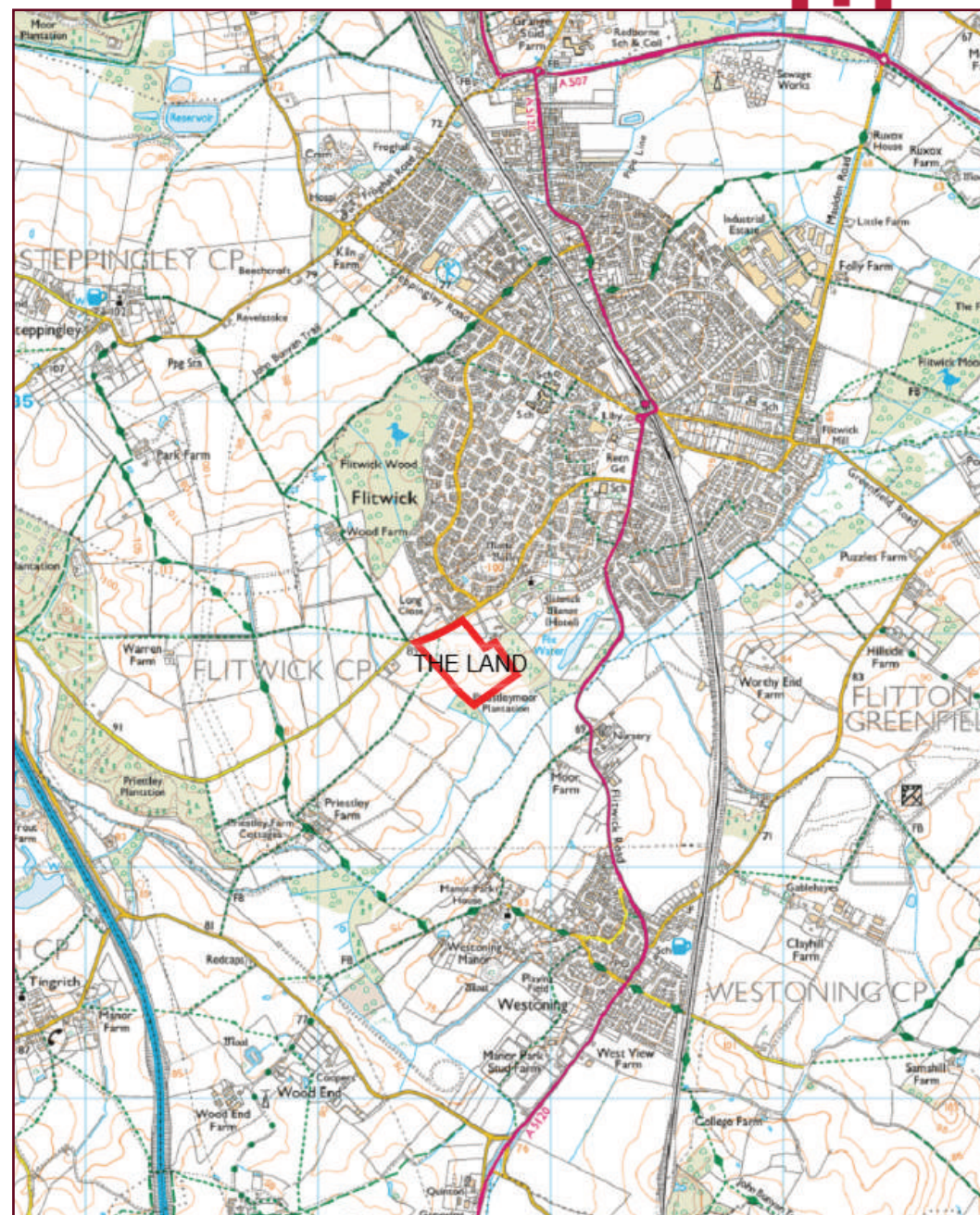
- An exciting opportunity to purchase a 19.173 acre arable field in a single enclosure on the edge of Flitwick.

Location:

- The land is situated off and with road frontage to Church Road, which is a predominantly residential street located on the outskirts of Flitwick, Bedfordshire, notable for its historical properties, rural views and local parish church.
- Flitwick is a growing commuter town in Central Bedfordshire, situated in the Flit Valley and known for its excellent rail links, historical manor house, and nearby nature reserves.
- Flitwick Train Station is located on the Thameslink line, providing direct rail link north to Bedford and south to London St Pancras International (approx. 45-50 minutes), Gatwick Airport and Brighton.
- Flitwick has excellent road connections, positioned close to the A507, offering quick vehicle access to the M1 motorway at Junction 12.

Contacts:

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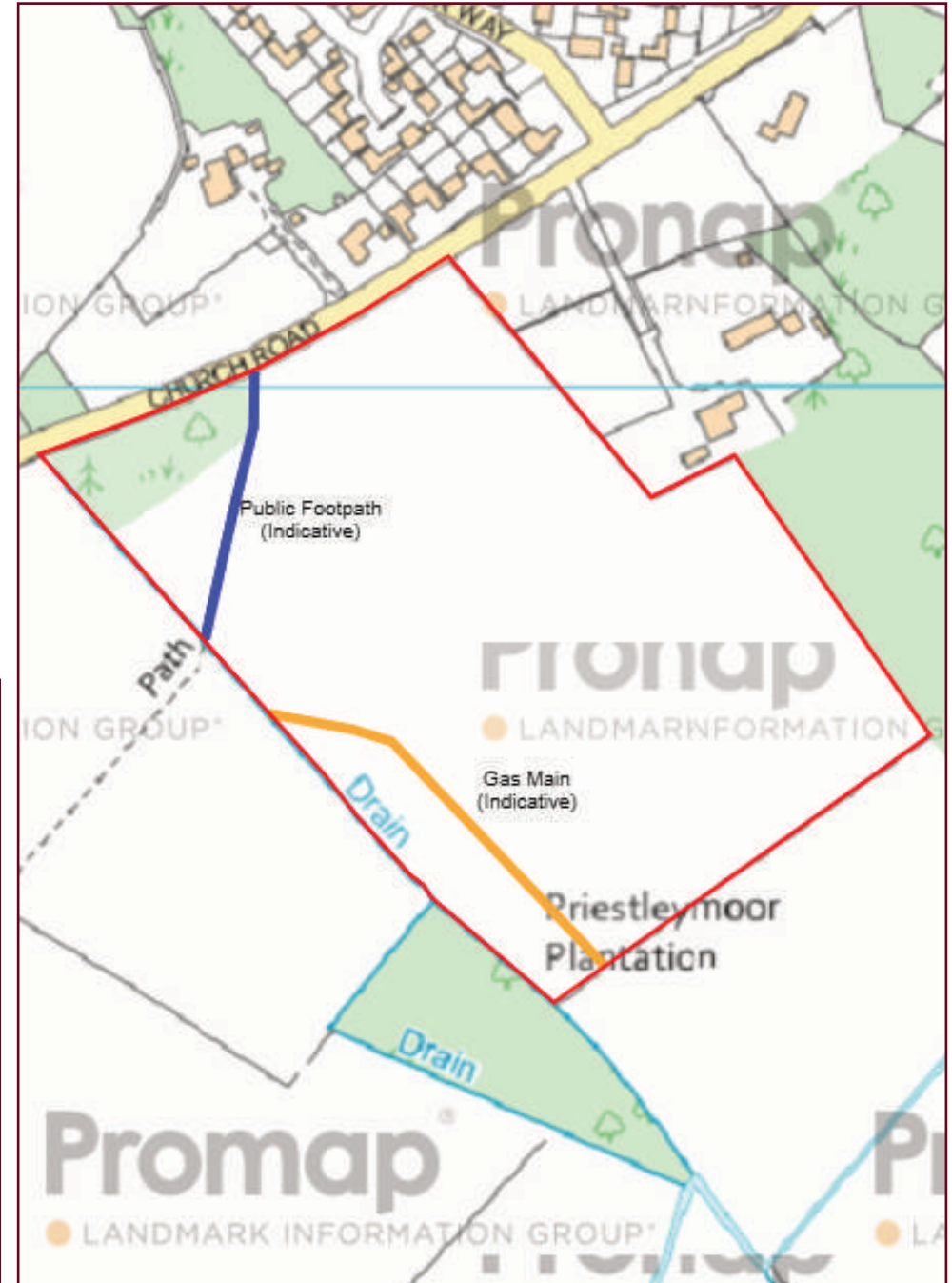


Description:

The land is currently down to arable farming, but could be put to pasture for an equestrian use or developed into an amenity use or redeveloped for residential or commercial uses, subject to planning. The land benefits from a small coppice in the north western corner of the land adjoining Church Road.

A Public Footpath dissects a small part of the field, as shown approximately on the particulars plan.

An intermediate pressure gas main runs through a small section of the field shown approximately on the particulars plan.



Overage:

The Vendors reserve the right to 35% of the uplift in value of the land if planning permission is granted for any use within Use Class B, C, and E, other than agricultural or equestrian within a period of 30 years. The overage will be payable upon the sale of the land with the benefit of the planning permission or commencement of development on site, whichever the sooner.

Viewings:

By appointment only with the selling agent.

Tenure:

The land is held under Title Number BD287994. The Freehold is offered for sale by Private Treaty with Vacant Possession on Completion.

Offer Procedure:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase of a property and will need to be completed prior to an acceptance of an offer by the vendor.

Professional Costs:

Each party to bear their own professional costs.

SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers have carried out inspections to satisfy themselves that the information in the particulars is correct.