



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

£275,000 Guide price

CHURCH ROAD
FLITWICK | MK45 1AE

- 19.173 Acres Arable Land
- Grade 3a Land
- Freely Draining Slightly Acid Loamy Soil

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 links 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.

DESCRIPTION

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

TERMS

The land is held under Title No. BD287994. The Freehold is offered for sale by Private Treaty with Vacant Possession on Completion.

The Vendors reserve the right to 35% of the uplift in value of the land in the event that planning permission is granted for any residential or commercial use within a period of 30 years.

USE

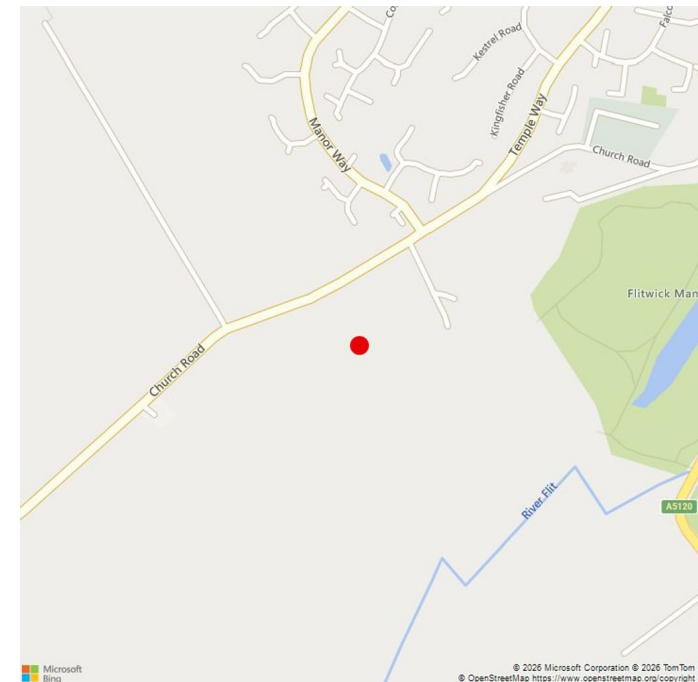
The land is currently down to arable farming, but could be put to pasture for an equestrian use or developed into an amenity use or redevelopment for residential or commercial uses, subject to planning. The land benefits from a small coppice in the north western corner of the land adjoining Church Road

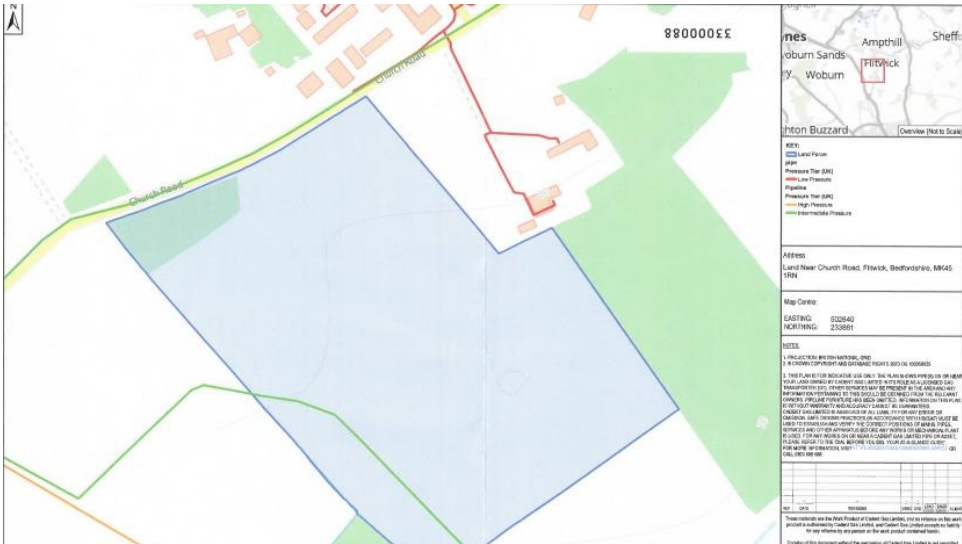
A Public Footpath dissects a small part of the field, as shown approximately on the particulars plan.

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

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 or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated September 2026

