



LAND AT LONDON LANE
Haynes West End, Bedfordshire MK45 3QU

WeldonBeesly



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An attractive area of land off London Lane also with long road frontage and vehicle access off the A6. The land is bordered by a number of dwellings on the western boundary.

It is in an easily workable enclosure and could be used for equestrian or leisure purposes, or even held as a long-term investment for development (all subject to planning).

Approximately 2.913 hectares (7.20 acres).

Haynes West End is a pleasant and popular location in Central Bedfordshire and in an area made up of predominantly rural villages and open farmland.

Access

The main access from the A6 can be found at What3Words – commuted.juices.frock

Pedestrian access from London Lane is at What3Words – marsh.meals.drainage

Ampthill – 3 miles

Shefford – 6 miles

Bedford – 6.5 miles

Price - Offers in Excess of £150,000

Method of Sale

The property is offered for sale by private treaty as a whole. It is likely that any sale will be concluded by asking for Sealed Bids.

Planning

The land is classified as being in the Rural Area. As such, there is a general presumption against most forms of development although some agricultural or small-scale equestrian development should be possible (please seek independent advice regarding this).

Overage Provision

The Seller will retain an overage for 25 years for 25% of any enhanced value following the grant of planning permission and/or disposal for an alternate use than that currently existing, save agricultural and small-scale equestrian change of use, the latter being defined as a change of use that would not enhance the existing use value by more than £100,000.

Tenure and Possession

The Freehold of the land is available with Vacant Possession. The land is currently unregistered, so the buyer will need to register on completion of the purchase.

Services

Buyer to make own enquiries.

Local Authority

Central Bedfordshire Council.

Easements, Covenants and Rights of Way

The property is sold subject to all existing wayleaves, easements, public or private rights of way, covenants and restrictions, whether stated in these particulars or not. A footpath passes over the land.

Anti-Money Laundering (AML)

In accordance with the most recent AML legislation the purchaser will be required to provide proof of ID and address once an offer has been submitted and accepted (subject to contract), prior to solicitors being instructed.

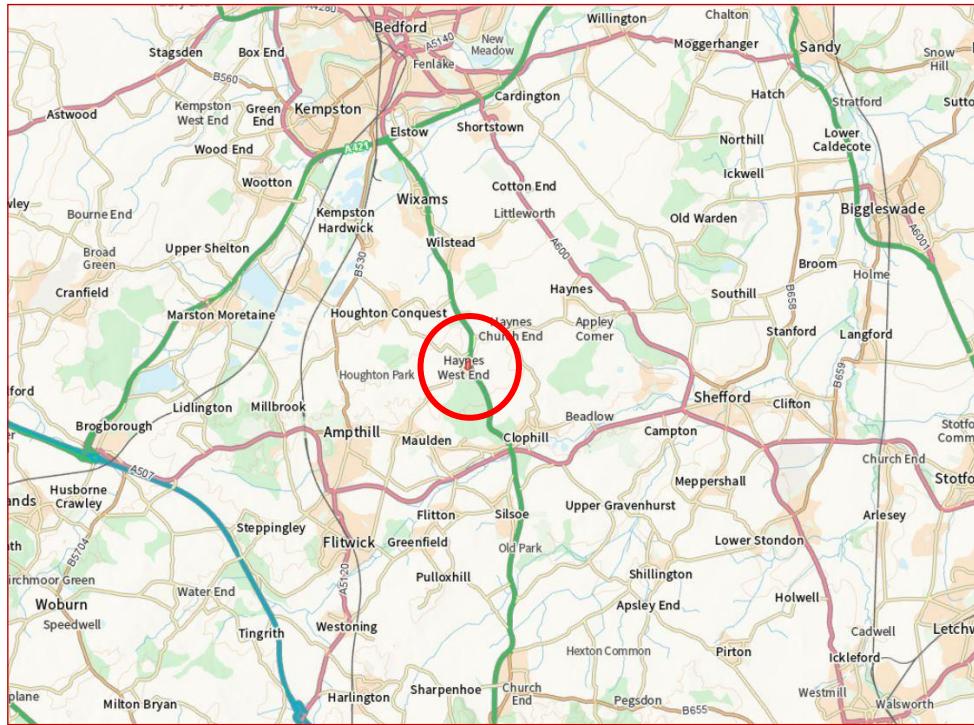
Viewing

Strictly by appointment through Weldon Beesly. Although viewing is permitted at any time from the road or the footpath.

Health and Safety

When making any inspection, for safety reasons, please be mindful of the undulating nature of the land.

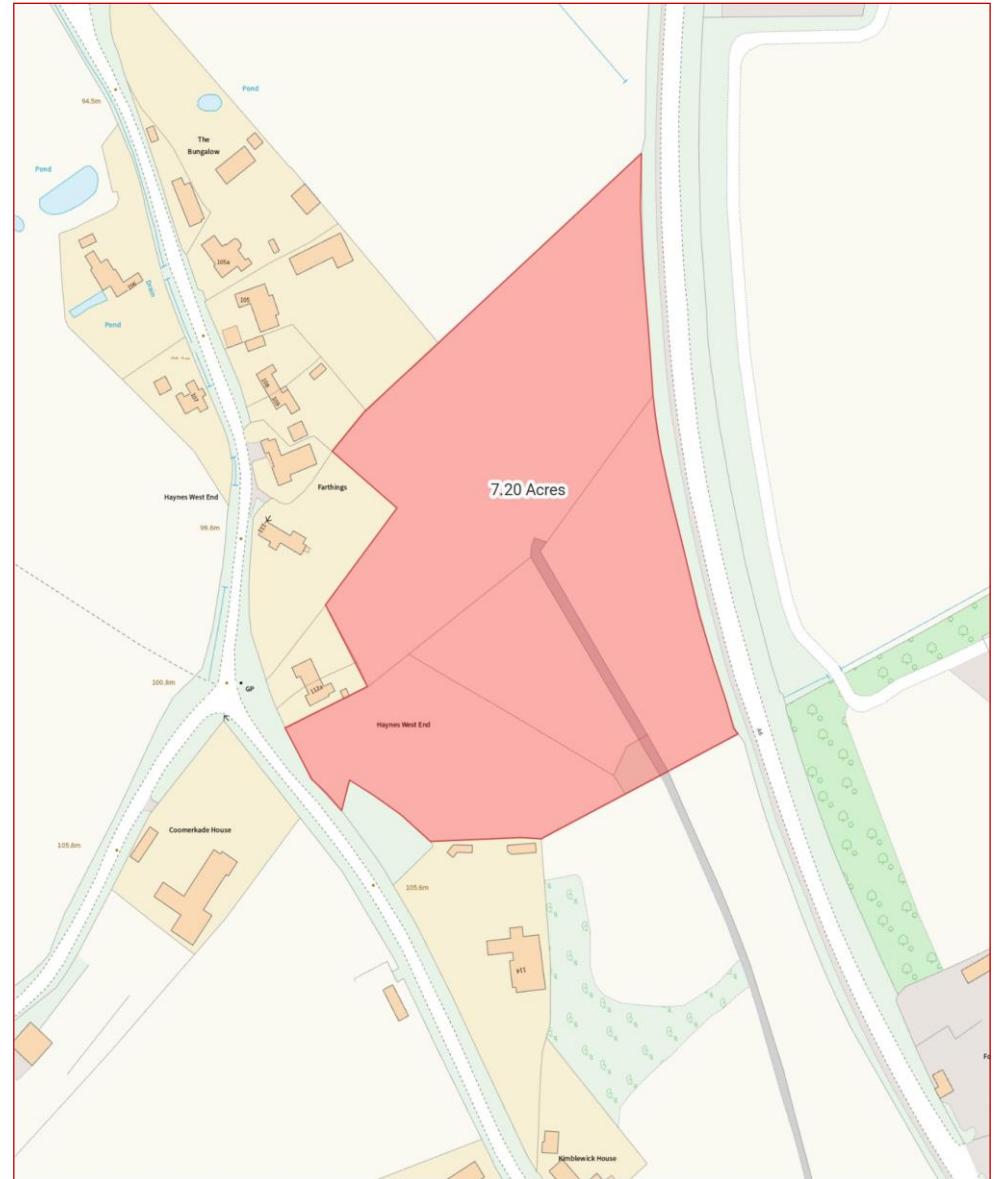




IMPORTANT NOTICE

Weldon Beesly, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Weldon Beesly have not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise. 3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is/are responsible for making their own enquiries in this regard. 4. If there is any point requiring clarification please contact us prior to viewing to avoid a wasted journey. Particulars of sale prepared in August 2021 and photographs taken in July 2021.



Weldon Beesly

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OnTheMarket

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