



## LAND SOUTH OF LEIGHTON ROAD

STANBRIDGE, LEIGHTON BUZZARD



# EXCELLENT OPPORTUNITY TO ACQUIRE ARABLE LAND LYING CLOSE TO THE RAPIDLY EXPANDING TOWN OF LEIGHTON BUZZARD

## PROPERTY SUMMARY

- Road Frontage and direct access onto Leighton Road
- Rural but strategic location with longer term development potential (subject to necessary consents)

In all extending to approximately 37.37 acres  
(15.124 hectares)



## LOCATION

The land is situated to the south of Leighton Road, strategically positioned between Leighton Buzzard and the village of Stanbridge.

## DESCRIPTION

An attractive parcel of productive arable land with road frontage and direct access onto Leighton Road. The land rises to the south up to approximately 115 m asl. There is a former brick built WW2 look out centrally positioned with far reaching views.

The land is classified as Grade 3 land on the Provisional Agricultural Land Classification Series and the soils are identified as being predominantly lime-rich loamy and clayey. The boundaries are defined by a mixture of mature hedgerows and post and wire fencing. There are no services connected to the land.

## PLANNING

The land is situated within the Green Belt and Greensand Ridge Nature Improvement Area. There are employment land uses in the immediate vicinity and the land is well located in close proximity to Leighton Buzzard. Buyers are advised to satisfy themselves as to potential alternative uses.

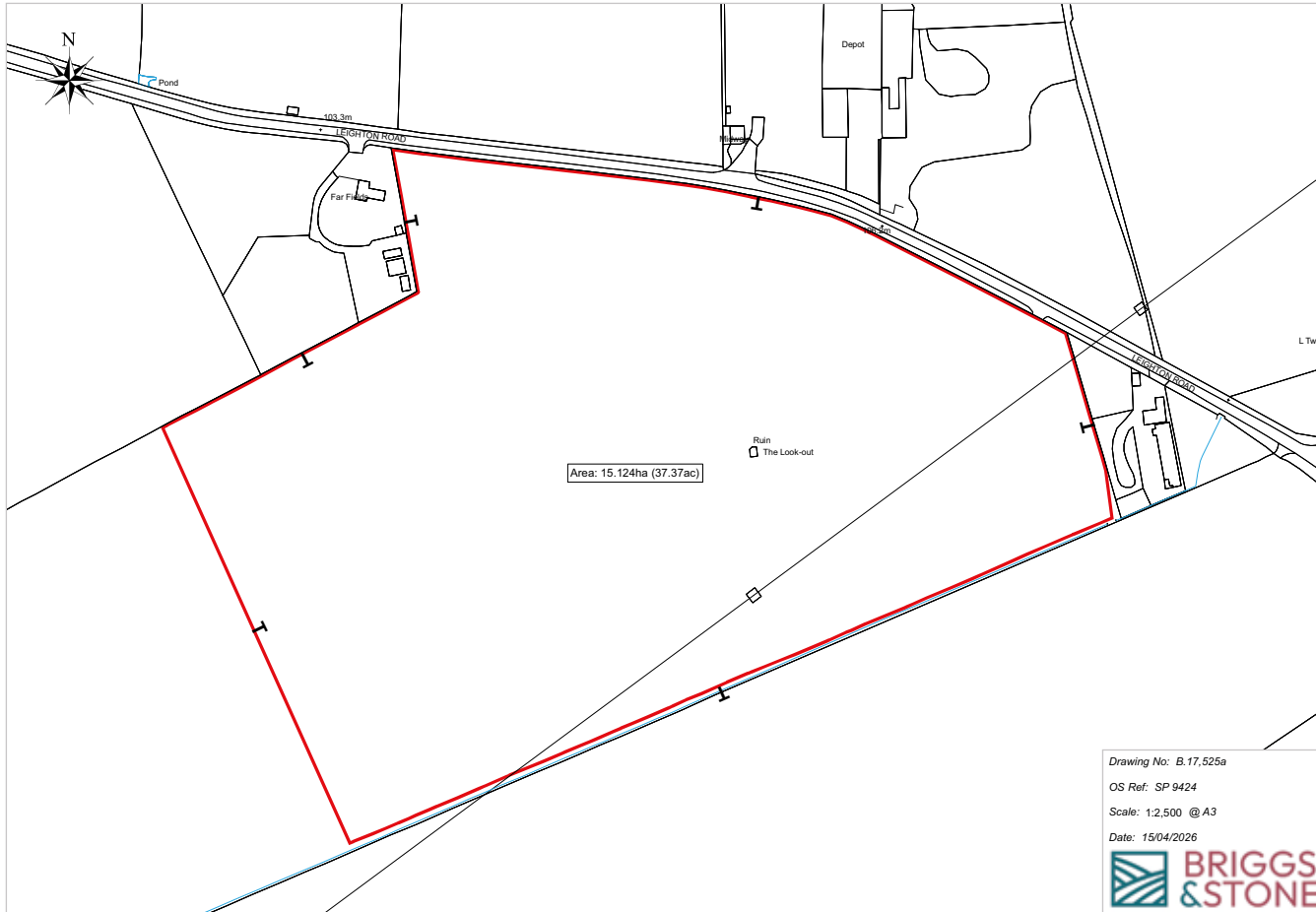
## BRIGGS&STONE

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## GENERAL REMARKS

### OVERAGE

The land is subject to a Deed of Overage. The overage entitles the beneficiaries 66.66% of any increase in value arising from the grant of planning for anything other than agricultural use for a period of 50 years. The overage is triggered by any development (as defined within section 55 of the Town and Country Planning Act 1990) and payable upon implementation or a future sale with the benefit of a consent/s. The overage excludes any development for agricultural uses and the erection of a single dwelling subject to an agricultural occupancy condition. Further details available on request.

### TENURE & POSSESSION

The land is offered freehold with vacant possession granted upon completion.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

An electricity transmission line over sails the land with a pylon situated on site. The land is sold subject to and with the benefit of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

### ENVIRONMENTAL SCHEMES

The land is not included in any environmental scheme or woodland grant scheme. The land is in arable rotation and has the potential to provide useful additional commercial land, BNG uses, regenerative opportunities and other environmental enhancement in close proximity to Leighton Buzzard and Dunstable.

### INGOING CROP VALUATION/HOLDOVER

The purchaser(s) shall, in addition to the purchase price, be obliged to take over and pay for all cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery as well as any increment representing the enhanced value of the establishment and age of such crops. The valuation of such will be agreed by a mutually appointed valuer(s). Alternatively, holdover will be agreed for a defined period to allow the growing crop to be harvested.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Holdover on part of the property may be required subject to sale timing.



## MINERAL & SPORTING RIGHTS

The mines, minerals and sporting rights, such as they exist are included in the freehold.

## LOCAL AUTHORITY

Central Bedfordshire Council.

## METHOD OF SALE

Private Treaty.

## LEGAL COSTS

The parties are to bear their own costs.

## VENDOR'S SOLICITOR

Harrison Clark Rickerbys - James Frankland

## VIEWINGS

By appointment through selling Agents, Briggs and Stone Ltd.

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