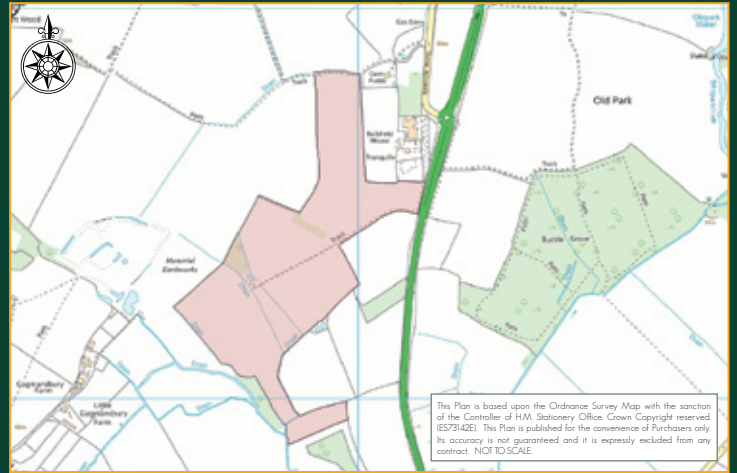


49.56 Acres of land at Silsoe | Bedfordshire



Approximately 49.56 acres of productive grade 3 arable land situated to the south of Silsoe in Bedfordshire. Offered for sale by private treaty as a whole.

BERRYS
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42 Headlands, Kettering
Northamptonshire, NN15 7HR
Tel: 01536 412464
kettering@berrys.uk.com

BERRYS.UK.COM

Situation

The land lies to the south of the village of Silsoe and is accessed off Barton Road (A6). The A6 runs north to south past the property. The A507, 2 miles further north of the property, running east to west - these roads connect the property with the wider highway network.

The Land

A block of grade 3 arable land extending to approximately 49.56 acres (20.04 hectares) with frontage onto the A6.

Classified in the soil survey of England and Wales as being principally to the Evesham 3 series. The Evesham 3 series soils are described as slowly permeable calcareous clayey, and fine loamy over clayey soils. Some slowly permeable and seasonally waterlogged non-calcareous clayey soils. The soil type is suitable for winter cereals or grassland.

General Remarks

Basic Payment Scheme & Entitlements - The land is registered with the Rural Payments Agency for the Basic Payment Scheme.

The Basic Payment Scheme Entitlements are not owned by the Vendor but may be available by separate negotiation.

Environmental Schemes - The land is not entered into any Agri- Environmental Schemes.

Cropping - The majority of the land is sown to winter wheat, with two smaller parcels left as fallow. Past cropping records are available from the selling agent.

Growing Crops - The current tenant will harvest all growing crops for the 2018 season and all harvested land will be left as stubbles.

Services - There are no services connected to the property.

Public Rights of Way, Wayleaves & Easements - The property is being sold subject to all Rights of Way whether public or private, and subject to all Easements and Wayleaves whether specifically mentioned or not.

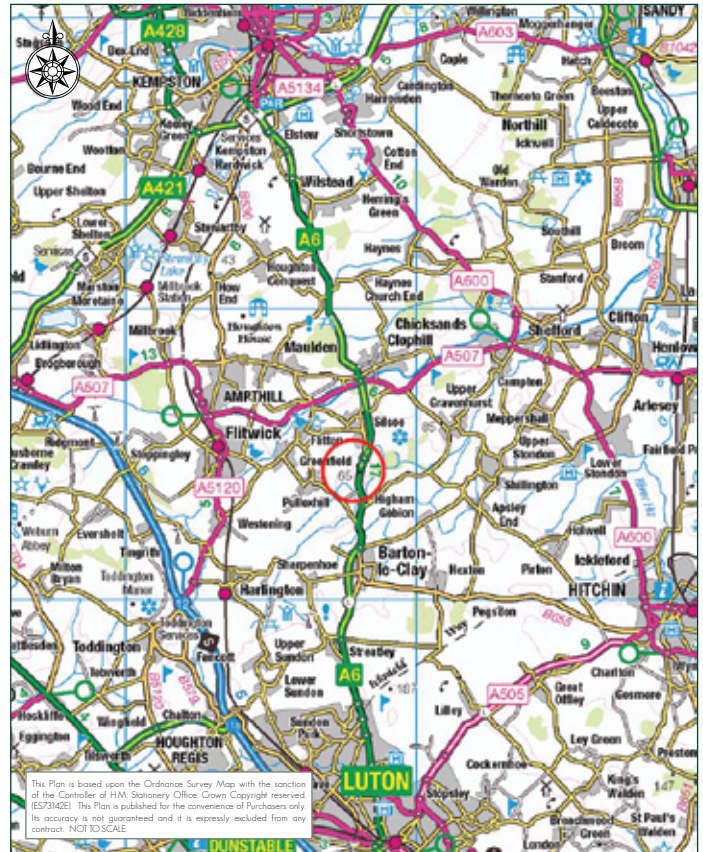
Sporting, Minerals, Timber etc - The sporting and mineral rights and the standing timber as far as they are owned are included in the sale.

Local Authority - Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire SG17 5TQ
Tel: 0300 300 8301
<http://www.centralbedfordshire.gov.uk>

Value Added Tax - The land is elected for VAT.

Method of Sale - The freehold property is offered for sale as a whole by Private Treaty.

Tenure - The land is currently let on a Farm Business Tenancy which will



expire on 28th September 2018. The land is offered freehold with vacant possession given on completion.

Registered Titles - The land forms part of Title No. BD311530.

Restriction - The Vendor will retain a 30% share in any additional value released by any planning consent for any non-agricultural uses for a period of 21 years from the date of completion. Any additional consideration, if applicable, will be payable in the event of the implementation of such a consent or the disposal of the land with the benefit of a relevant planning consent.

Boundaries - The Vendor and Vendor's agents will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these.

Vendor's Solicitor - Louise Wager, Pinsent Masons LLP, 55 Colmore Row, Birmingham B3 2FG.

Viewing - A copy of these particulars permits interested parties the right to view the property during daylight hours provided you have first registered your interest by contacting Joanne Spendlove on 01536 412464.

The nearest postcode is MK45 4QP.

IMPORTANT NOTICE

Berrys, its clients and any joint agents give notice that:-

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
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4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

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