



LAND OFF EAST ROAD
LANGFORD, BIGGLESWADE, SG18 9QP





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Tucked away behind a residential cul-de-sac, this plot has good access directly off East Road. The railway line runs parallel to the eastern boundary. Located next to the expanding village of Langford, the area is surrounded by scenic bridleways perfect for hacking, walking, and cycling.

Formerly in an arable crop rotation, the land has been transformed into 4 desirable paddocks fit for equestrian or other leisure and amenity purposes.

There is a gateway leading off East Road, providing access into the field. An area suitable for storage or parking sits closest to the road, with further gates beyond offering practical access to the paddocks.

Seeded with a non-rye grass mix, the land lends well to equestrian grazing. Split into 4 fenced paddocks, each one benefits from its own water trough and gated access.

A track stretches along the eastern boundary and serves each of the paddocks as pictured.

Approx 3.43 hectares (8.47 acres) in total.

Guide Price: £185,000

Langford is a well-connected village in Central Bedfordshire, surrounded by open countryside, farmland, and expanding residential areas.

Biggleswade – 2.5 miles

Henlow – 3 miles

Bedford – 10 miles

Method of Sale

The freehold of the property is offered for sale by private treaty as a whole.

Services

The land is served by its own water connection. Electricity is available nearby subject to usual utility connection requirements.

Tenure and possession

The land is available with vacant possession.

Local Authority

Central Bedfordshire Council.

Overage

The land is subject to overage, under which the previous vendor reserves the right to 25% of any uplift in value following the grant of planning permission for non-agricultural use, except for equestrian uses.

Exchange of contracts and completion

Contracts to be exchanged within 28 working

days of the issue of a draft contract by the Vendor's solicitor. A 10% deposit will be payable on exchange of contracts with completion on a date to be agreed.

Anti-Money Laundering

In accordance with the most recent Anti-Money Laundering legislation the purchaser will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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.

Viewing

Strictly by appointment with the sole selling agent Weldon Beesly (Ref: Sophie Hutton).

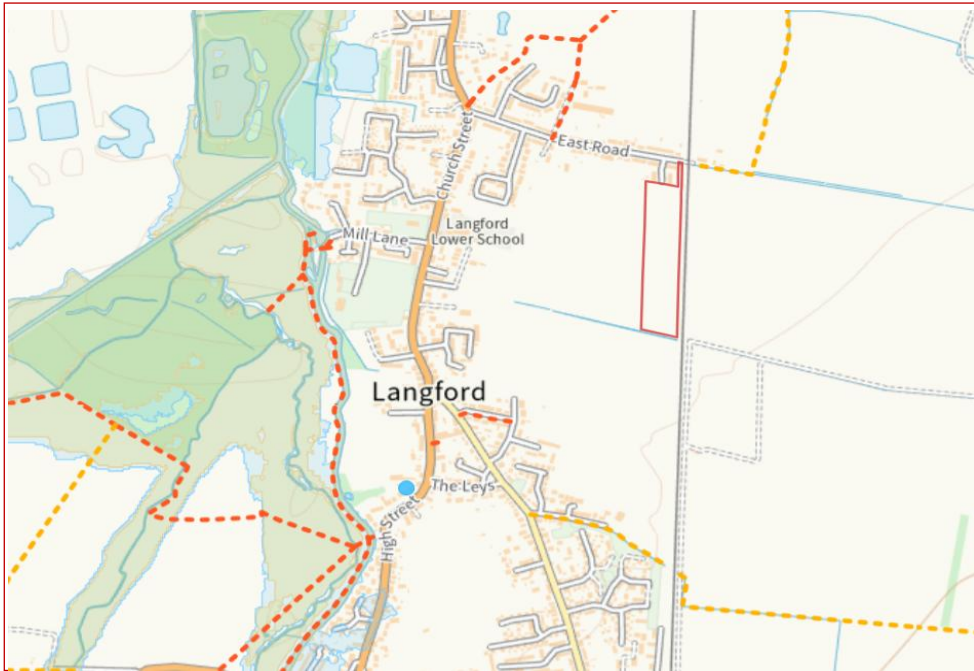
Local Authority

The property is within the administrative area of Central Bedfordshire Council.

Health and Safety

We would ask that you be as vigilant as possible when making any inspection, for your own personal safety and that of others.





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 face. 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. Particulars of sale prepared in July 2025 and photographs taken in July 2025. 5. If there is any point you need clarification on, please contact the office in the first instance to avoid a wasted journey to the property.

WeldonBeesly

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WeldonBeesly

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