

**Paddock & Stables
Ickwell Green
Ickwell
Bedfordshire SG18 9EE
-For sale by Informal Tender**



c1.7 acres of Grazing / Paddock Land with Stables and Tack Room.

Summary

- Four existing stables, tack room and further outbuilding with adjoining paddock.
- Land extends to c.1.71 acres (0.69 ha).
- Adjoining open countryside.
- Access off Ickwell Green.

Location

- Ickwell Green is a small rural village in the Central Bedfordshire District of Bedfordshire about 6.5 miles (10 km) south-east of the county town of Bedford. The nearest town is Biggleswade, approximately 2.5 miles to the east which has a full range of facilities including a railway station with fast and frequent trains to London Kings Cross. Access to the A1 / A1M is 2 miles to the east giving convenient access to the motorway network.

Planning

- Planning permission for residential development has been sought unsuccessfully on three occasions as follows: -

CB/10/00482/FULL refused, upheld at appeal ref APP/P0240/A/10/2137565
CB/13/01727/FULL refused, upheld at appeal ref APP/P0240/A/13/2207854
CB/17/00604/FULL refused, upheld at appeal ref APP/P0240/W/17/3176549

Stables



Tack Room



Access

- Access is via a private track adjoining the property.

Drainage/Services

- There are no existing services connected to the property. **Prospective purchasers should make their own enquiries with regard to providing services if required.**

Existing Wayleaves, Easements and Rights of Way:

- The land is to be sold subject to and with the benefit of all wayleaves, easements and rights of way whether or not mentioned in these details.

Tenure

- The land is to be sold freehold by way of Informal Tender.

Covenant

- A covenant will be attached to the land to secure an additional uplift payment if planning permission is secured for development on the land.

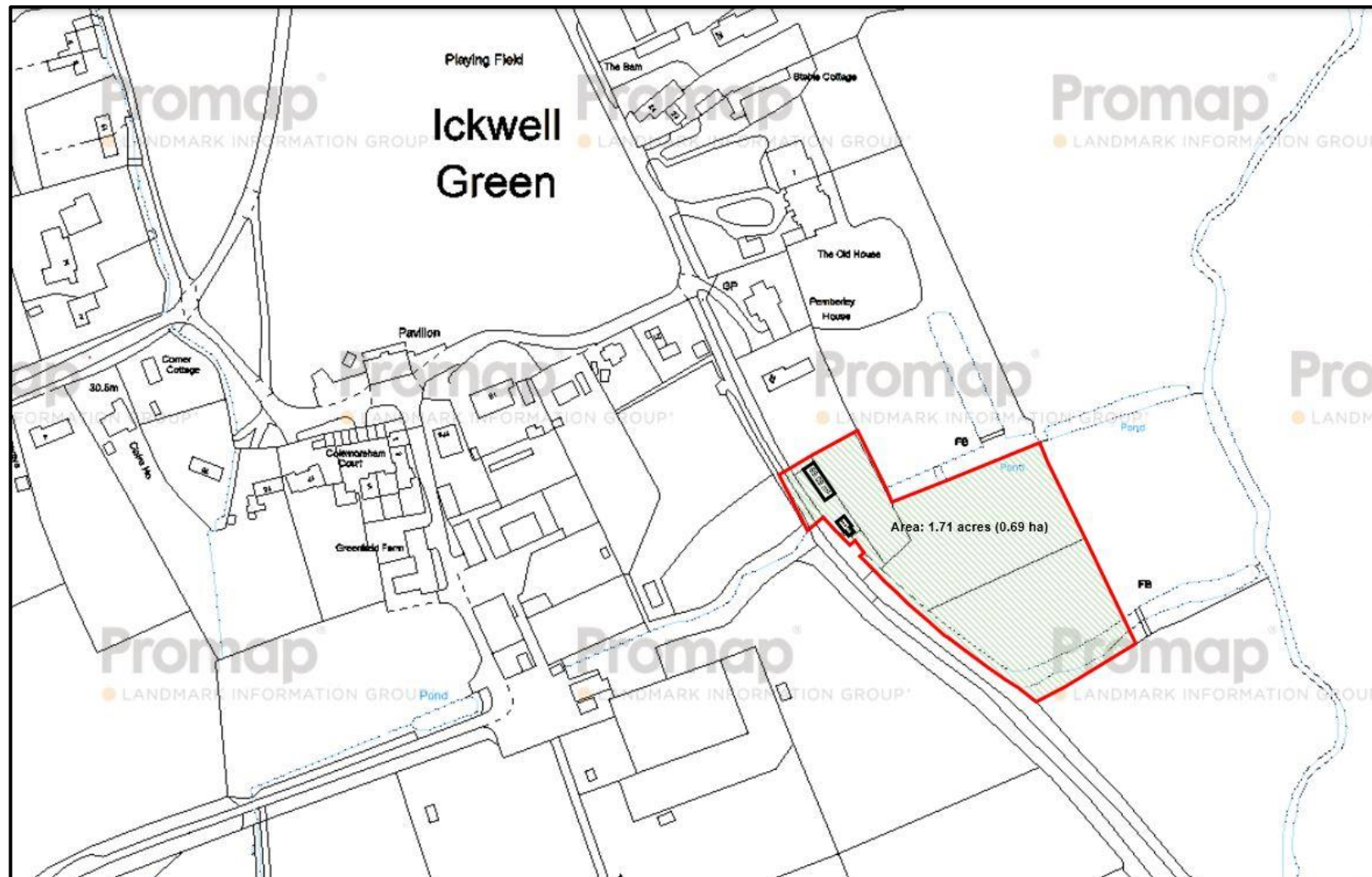
Paddocks



Access



Promap



Aerial



Terms

- Sale by Informal Tender, unconditional offers are invited subject to contract only.
- **Informal Tenders are to be submitted on the enclosed Informal Tender form** in a sealed envelope clearly marked "Informal Tender for Land off Ickwell Green" by midday Thursday 26th March 2020.
- **Conditions of sale:**
 - (1) The purchaser is to exchange unconditional contracts within 20 working days from when their solicitor receives draft contract documentation.
 - (2) Following exchange, legal completion is to take place within 20 working days from exchange of contracts.

Viewings

- Strictly by prior appointment via Compass.

Contact

- Compass Land and Development on 01234 351577
E: mf@compasspropertygroup.co.uk
14-16 Bromham Road, Bedford, MK40 2QA
W: www.compasspropertygroup.co.uk

Compass Land & Development for themselves, and for the vendors of the land, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Land and Development has any authority to make or give any representation or warranty what so ever to the land January 2020. These details are presented subject to Contract and without prejudice.

Location Plans

