



**VANTAGE**  
LAND  
01727 701303

**New Housing  
Development Nearby**

**THE PADDOCKS, LANGFORD, BIGGLESWADE, BEDFORDSHIRE**  
LAND FOR SALE OFF EAST ROAD IN LANGFORD, BIGGLESWADE, SG18 9QP

## SELF-ENCLOSED PADDOCKS WITH PRIVATE ENTRANCES & DEVELOPMENT POTENTIAL

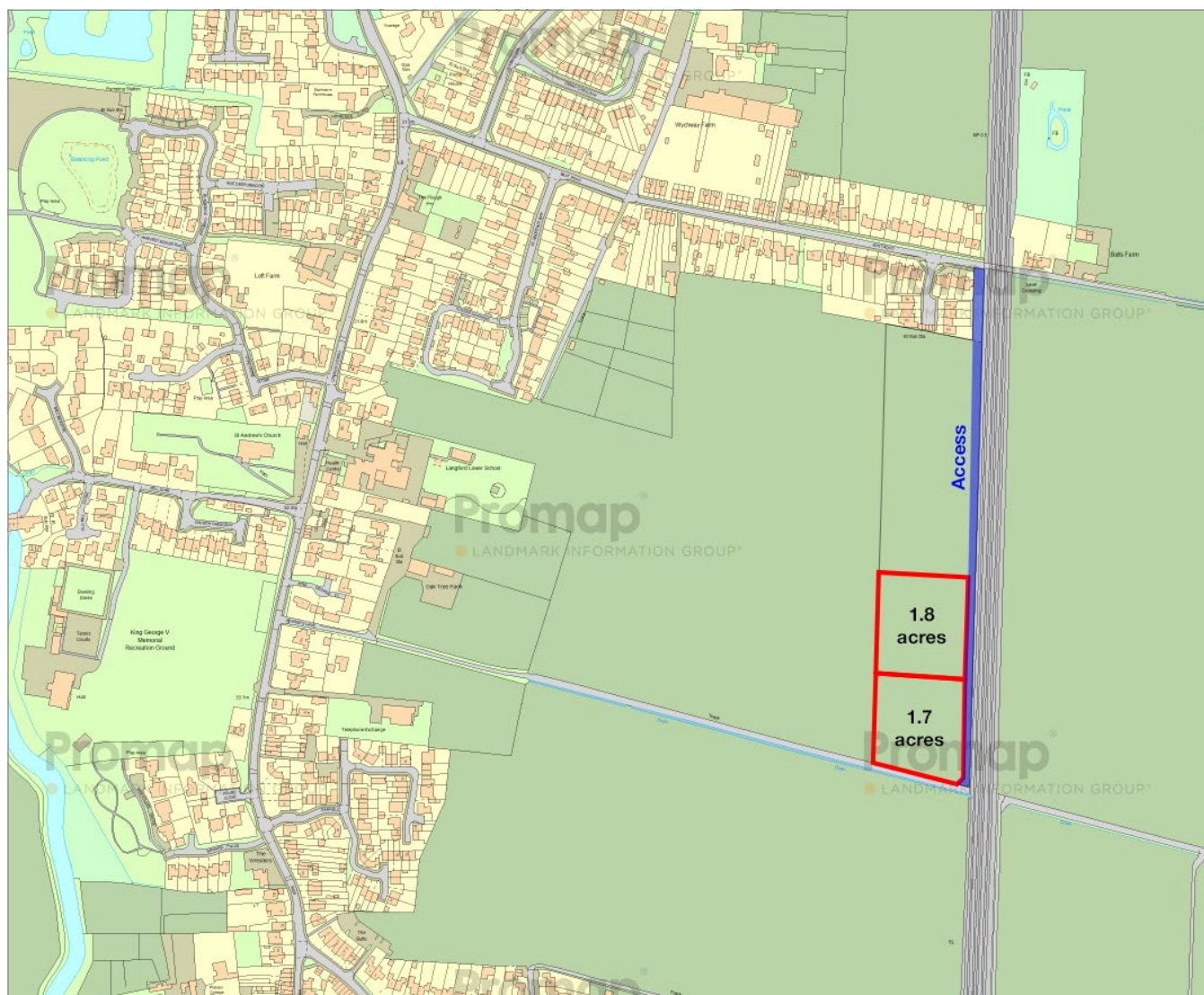
We are excited to present to you this fantastic opportunity to own up to 3.5 acres of pasture land available as a whole or in *just two lots*.

Each of the lots are self-enclosed, with well-defined boundaries and private entrances. The land is flat and accessed from a double-gated entrance on East Road to the north.

The land is situated on the eastern side of increasing popular village of Langford, close to local shops and just 1.9 miles from Biggleswade.

The land is currently suitable for a variety of recreational and amenity uses, subject to any necessary consents. For those with equestrian interests, there is a bridleway near the entrance to the site that connects to a large network of bridlepaths offering extensive out-riding.

The land could also offer some development potential as several parcels of Greenfield land within a mile of the paddocks have been granted planning permission for new housing developments.



Size	Guide Price
1.8 acres	£100,000
1.7 acres	£100,000



## LOCATION

- ◆ 1.9 miles to Biggleswade Town Centre
- ◆ 3.4 miles to Shefford
- ◆ 5.0 miles to Sandy
- ◆ 5.8 miles to Letchworth Garden City
- ◆ 7.8 miles to Hitchin
- ◆ 10.2 miles to Bedford
- ◆ 10.3 miles to Royston

## TRANSPORT LINKS

- ◆ 1.2 miles to the A1
- ◆ 1.8 miles to Biggleswade Train Station \*
- ◆ 7.8 miles to the A6
- ◆ 14.7 miles to the M1 (J13)

\* Journey Times: 10 mins to Hitchin; 16 mins to Stevenage; 35 mins to Peterborough; 44 mins to London St Pancras International

## LOCAL DEVELOPMENT

Langford has seen significant development for new housing on Greenfield land in recent years, including:

### Planning Ref. [CB/23/03801/OUT](#)

0.5 miles to the north-west of the land for sale an application for the erection of up to 170 new dwellings was initially refused. It was later granted planning permission under Appeal Ref. [APP/P0240/W/24/3341832](#).

### Planning Ref. [CB/19/00336/OUT](#)

0.9 miles to the south of the land for sale an application for up to 150 new dwellings was approved. Phase 1 has already completed and phase 2 is underway. It should be noted that phase 1 is a similar location to the land for sale in that it too borders the railway line.

### Planning Ref. [CB/18/02373/OUT](#)

0.4 miles to the west of the land for sale an application for up to 95 new dwellings was initially refused. It was later granted planning permission under Appeal Ref. [APP/P0240/W/19/3224750](#).

### Planning Ref. [CB/18/00432/OUT](#)

0.25 miles to the west of the land for sale off East Road an application for the residential development of up to 32 new homes has been approved. This development has been completed.

### Planning Ref. [CB/14/04634/FULL](#)

0.5 miles to the west of the land for sale an application for the erection of 10 new dwellings has been approved. This development has been completed.





View from the land for sale of the housing development off East Road.



Gated entrance to the 1.7 acre paddock.

## LOCAL AUTHORITY

Central Bedfordshire Council  
[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

## LAND DESIGNATION

The land is Greenfield. Any development or change of use would be subject to the appropriate permission.

## PLANNING

There are no current or past planning applications on the land.

## OVERAGE

The land is subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than that which is for agricultural, horticultural or equestrian purposes. The Overage period is 25 years from March 2022 and is for the benefit of a previous owner.

## LAND VALUES

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by the fact that **over the past five years, land values have risen by 25%** outperforming the residential property market.

## METHOD OF SALE

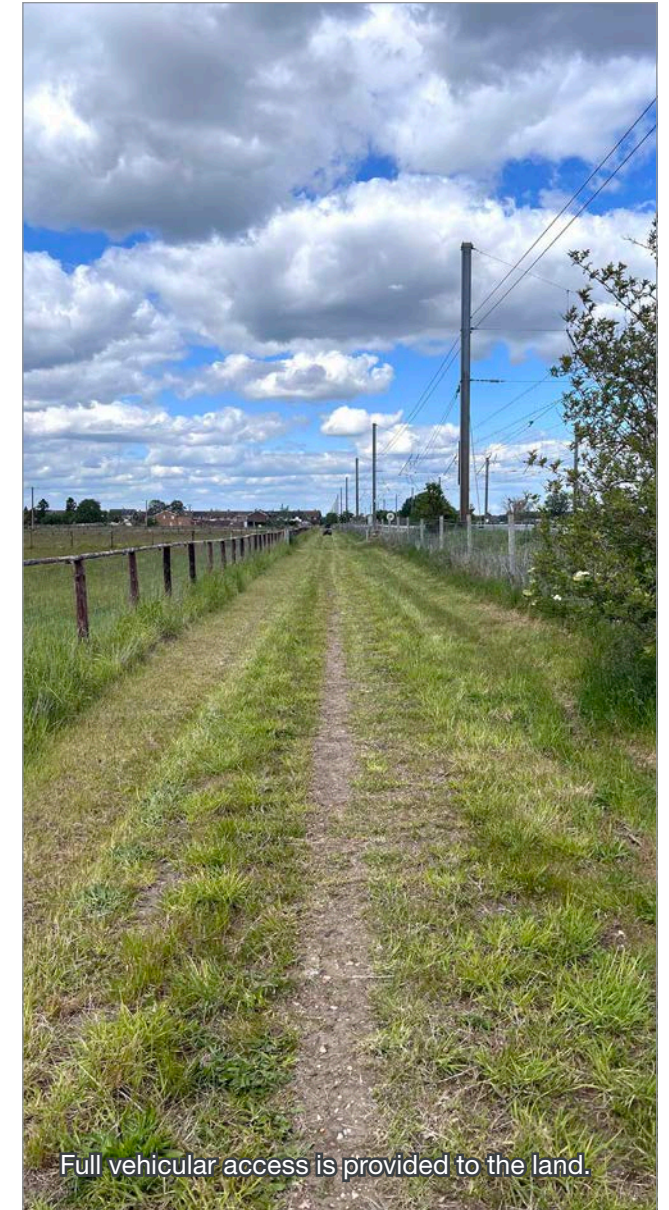
The land is offered for sale by private treaty as a whole or in lots. The freehold is available with vacant possession on completion.



Gated entrance to the 1.8 acre paddock.



Each of the paddocks is well-defined and securely enclosed.



Full vehicular access is provided to the land.



## ACCESS

Full vehicular access is provided to each of the paddocks via a double-gated entrance on East Road to the north. This easement measures approximately 7m wide. Each of the paddocks benefit from their own private gated entrance.

## WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The entrance on East Road can be found here – [///plenty.sheep.campus](https://www.what3words.com/plenty/sheep/campus)

The entrance to the 1.8 acre paddock can be found here – [///bombshell.prude.students](https://www.what3words.com/bombshell/prude/students)

The entrance to the 1.7 paddock can be found here – [///trail.duty.parading](https://www.what3words.com/trail/duty/parading)

## VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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