VANTAGE
LAND
01727 701303

The Paddocks, Langford, Biggleswade, Bedfordshire

Land for sale off East Road in Langford, Biggleswade, SG18 9QP

Secluded & fully fenced paddocks with private entrances & good access

We are delighted to present “The Paddocks”, an excellent opportunity for you to own up to 3.5 acres of flat grazing land, offered as a whole or as a choice of just two individual lots.

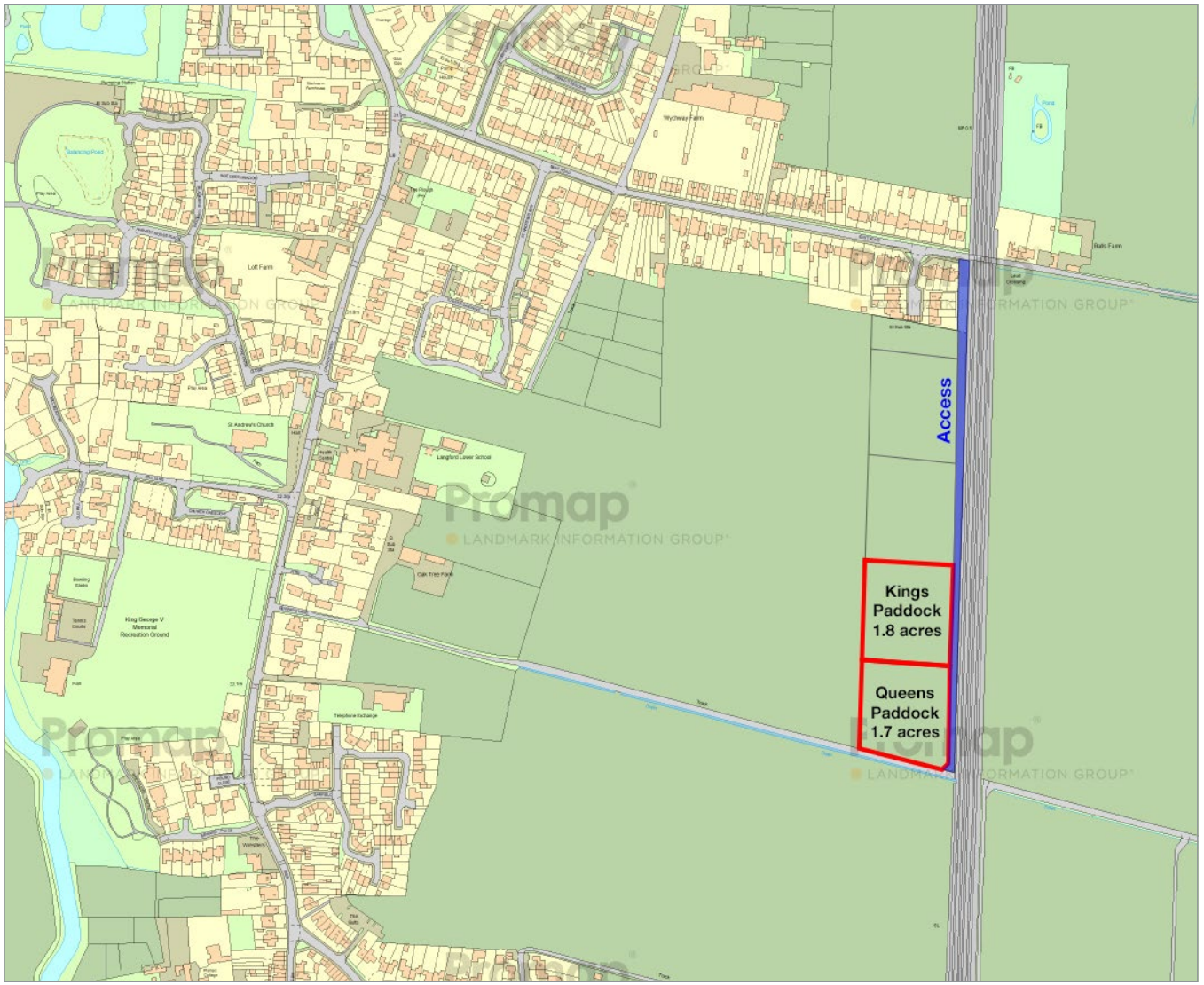
Ideal for equestrian or grazing purposes, each lot is fully enclosed by attractive stock-proof post & rail fencing, providing clearly defined and secure paddocks ready for use. Each also benefits from its own private gated entrance.

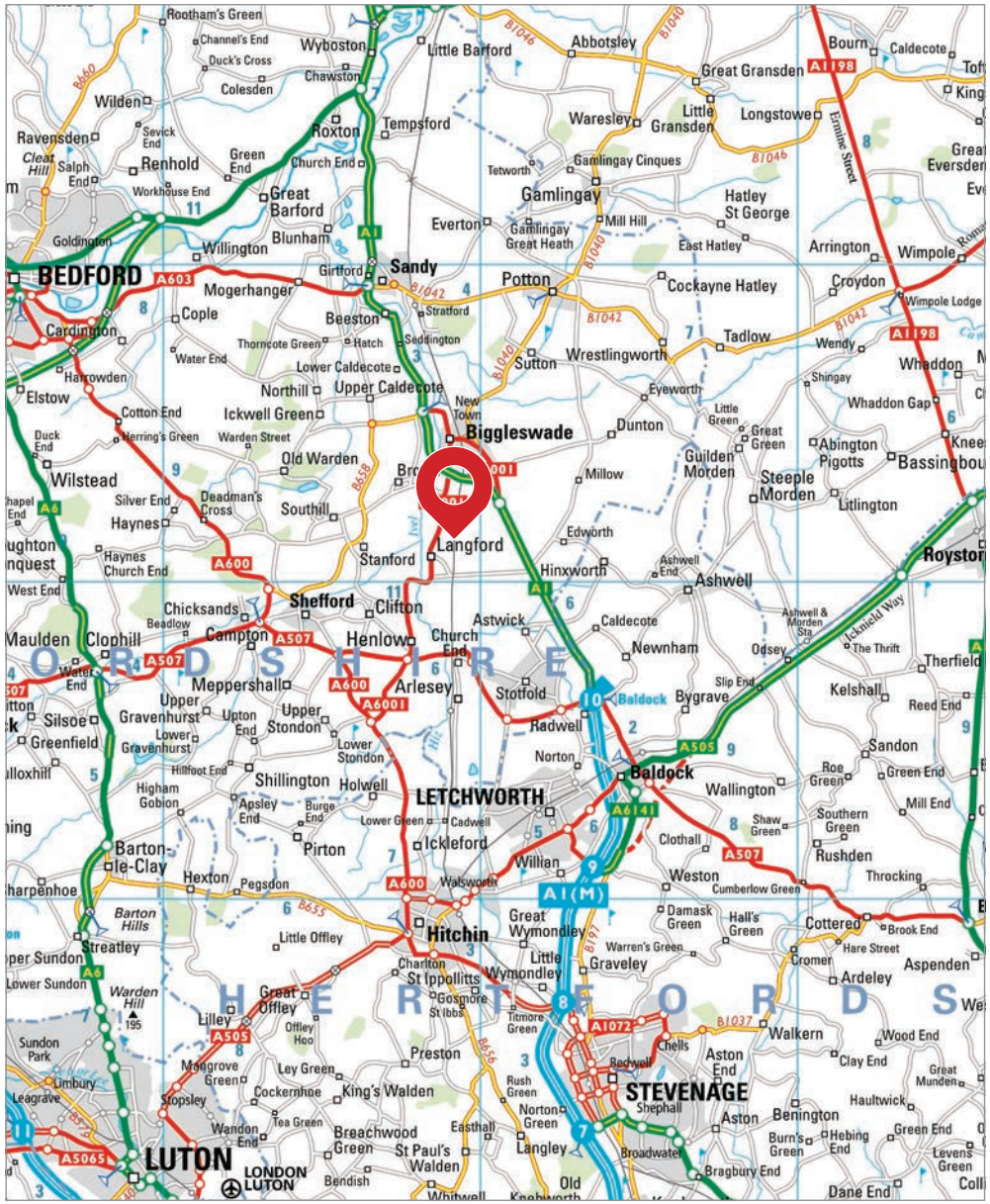
The paddocks are set within a secluded location with good access from a double-gated entrance on East Road to the north. They are pleasantly situated on the eastern edge of the increasingly popular village of Langford, close to local shops and amenities, with Biggleswade just 1.9 miles away.

The land is currently suitable for grazing or a variety of recreational and amenity uses, subject to any necessary consents.

For equestrian purchasers, the location is particularly appealing, with a bridleway close to the entrance to the site providing access to an extensive network of bridlepaths and opportunities for outriding.

Lot	Size	Guide Price
Kings Paddock	1.8 acres	£100,000
Queens Paddock	1.7 acres	£100,000





Location

- 1.9 miles to Biggleswade Town Centre
- 2.3 miles to Henlow
- 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

The land is situated on the eastern edge of Langford, a well-regarded Bedfordshire village offering a pleasant semi-rural setting.

The village has a strong community and a good range of everyday amenities, including a local shop, village hall, pub and garden centre.

For a broader choice of shopping, dining and leisure facilities, the historic market town of Biggleswade is just a short drive away.

The town offers a wide selection of supermarkets, independent shops, cafés, restaurants and sporting facilities, together with a popular weekly market and the A1 retail park.

The neighbouring village of Henlow, home to the renowned Champneys spa resort, is also within easy reach.

The area is particularly well connected, with the A1(M) providing convenient access to the wider road network and major towns, both north and south.

Nearby Biggleswade station offers regular direct services to London St Pancras International in just 44 mins, making the capital readily accessible.

The paddocks are flat and are fully enclosed by attractive stock-proof post & rail fencing.

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.

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.

Local Authority

Central Bedfordshire Council
www.centralbedfordshire.gov.uk

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 Queens Paddock.

The paddocks are set within a secluded location on the eastern edge of Langford.

Full vehicular access is provided to the lots.

Entrance what3words
///plenty.sheep.campus
East Road
Bridleway Network
Kings
Paddock
1.8 acres
Queens
Paddock
1.7 acres

Full vehicular right of way is provided via a double-gated entrance on East Road to the north.

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

The entrance to Kings Paddock can be found here – ///bombshell.prude.students

The entrance to Queens Paddock can be found here – ///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.

The Property Misdescriptions Act 1991

Vantage Land & Property Ltd has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.