



LAND AT KELSHALL

Royston, Hertfordshire

BROWN & CO

LAND AT KELSHALL

Royston, Hertfordshire

**41.24 Acres (16.69 Hectares)
of arable land**

For Sale as a Whole by Private Treaty

LOCATION

The Land is situated between the Hertfordshire villages of Kelshall and Sandon, approximately 5 miles south west of Royston and 6 miles east of Baldock, with frontage onto the public adopted highway.

What3words: ///matrons.baseless.outbursts

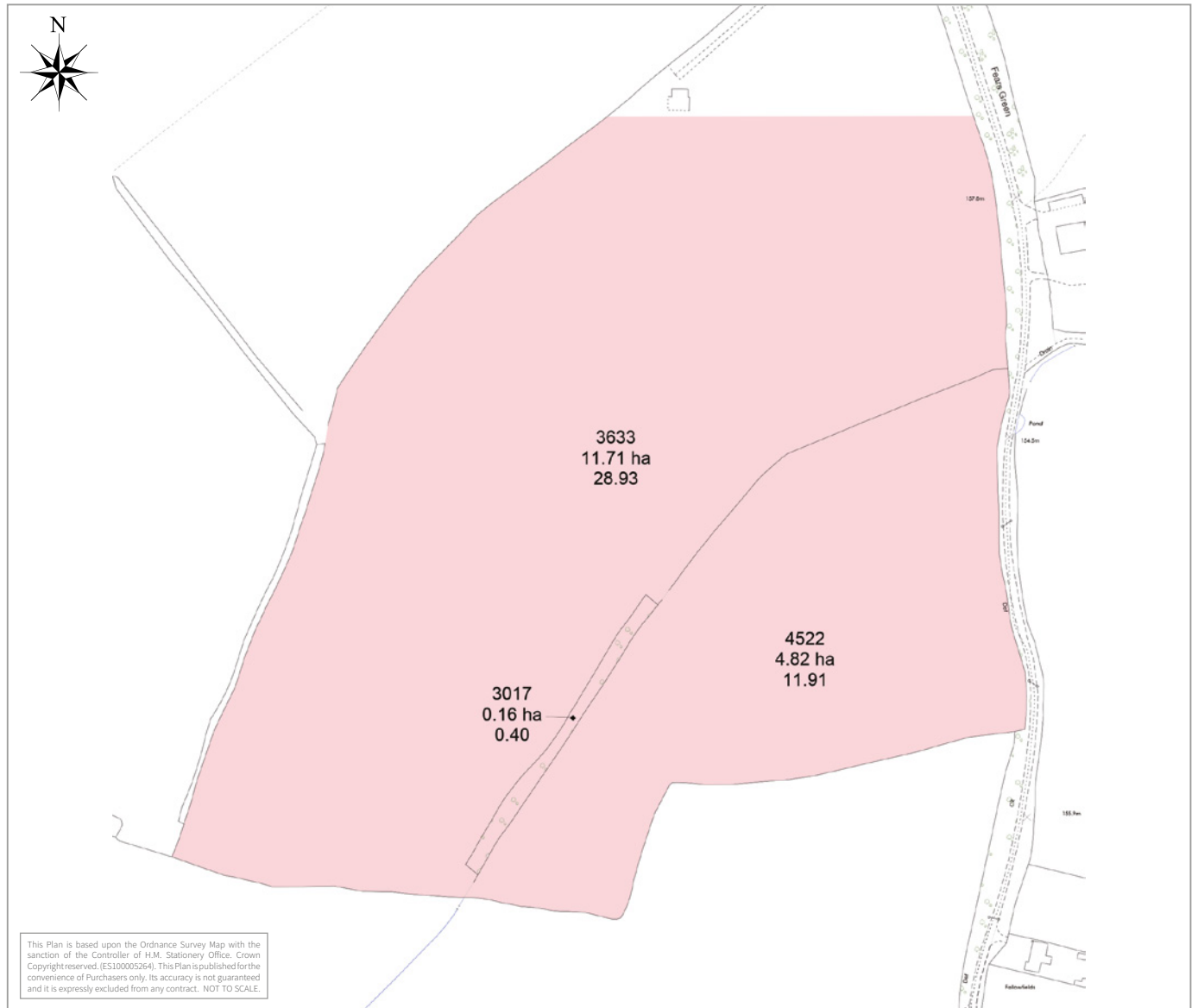
Nearest Postcode: SG9 9SP

THE PROPERTY

The Land comprises 41.24 acres (16.69 Ha) of bare arable land, split into two field enclosures and currently cropped with a Timothy grass ley. The Land is classified as being Grade 2 agricultural land, being capable of growing a wide variety of arable crops and grass. The soil is of the Hanslope series, being lime-rich loamy and clayey soils. The boundaries comprise mature hedgerows with a broadleaf tree belt dividing the two parcels and a post and netting fence along the northern boundary with the adjoining property.

ACCESS

The Land benefits from two points of access onto the public adopted highway via two field gateways.



The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL

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SCHEDULE OF AREAS & PAST CROPPING

OS No.	NG No.	Ha	Ac	Land Use	2020	2021	2022	2023	2024
TL3235	4522	4.82	11.91	Arable	Temporary Grass	Temporary Grass	Temporary Grass	Temporary Grass	Temporary Grass
TL3235	3633	11.71	28.93	Arable	Temporary Grass	Temporary Grass	Temporary Grass	Temporary Grass	Temporary Grass
TL3235	3017	0.16	0.40	Arable	Woodland	Woodland	Woodland	Woodland	Woodland
TOTAL		16.69	41.24						

GENERAL REMARKS & STIPULATIONS

TENURE & METHOD OF SALE

The Land is being sold freehold with vacant possession upon completion, and subject to any rights and easements as described in these particulars of sale.

The Land is offered for sale by way of Private Treaty as a Whole.

TITLE

The Land is registered under Land Registry Title HD513687.

SERVICES

There are no mains services connected to the Land.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Land is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars of sale.

SPORTING, MINERALS & TIMBER RIGHTS

The mines and minerals, sporting and timber rights are included in the sale insofar as they vest in the freehold.

EARLY ENTRY

Early entry onto the Land may be available following the exchange of contracts subject to a 20% deposit and entirely at the Purchaser's own risk.

BASIC PAYMENT SCHEME

The Vendor will retain all de-linked Basic Payment Scheme payments relating to the Land from the 2024 claim year until the scheme comes to an end in 2027.

NITRATE VULNERABLE ZONE

The Land is situated in a Nitrate Vulnerable Zone for both groundwater and surface water.

DRAINAGE CHARGES

The Land is not subject to any Environment Agency drainage charges.

VALUE ADDED TAX

Should the sale of the Land, or any right attached to it become a chargeable supply for the purposes of VAT, such tax shall be payable by the Purchaser(s) in addition to the agreed sale price.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible for defining the boundaries nor their ownership.

Any red line boundary shown on the photographs are for illustrative purposes only and do not represent the actual boundary and are not to be relied upon.

PLANS & AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Vendor's Agent.

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 Vendor's Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VIEWINGS & HEATH AND SAFETY

The Land may be viewed during daylight hours with a copy of these particulars to hand, subject to prior notification to the Vendor's Agent. Viewing is at your own risk and Viewers should be careful and vigilant whilst on the Land. Neither the Vendor's Agent nor the Vendor are responsible for the safety of those viewing the Land nor do they take any responsibility for any losses or damages incurred during inspection.

LOCAL AUTHORITY

East Hertfordshire District Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

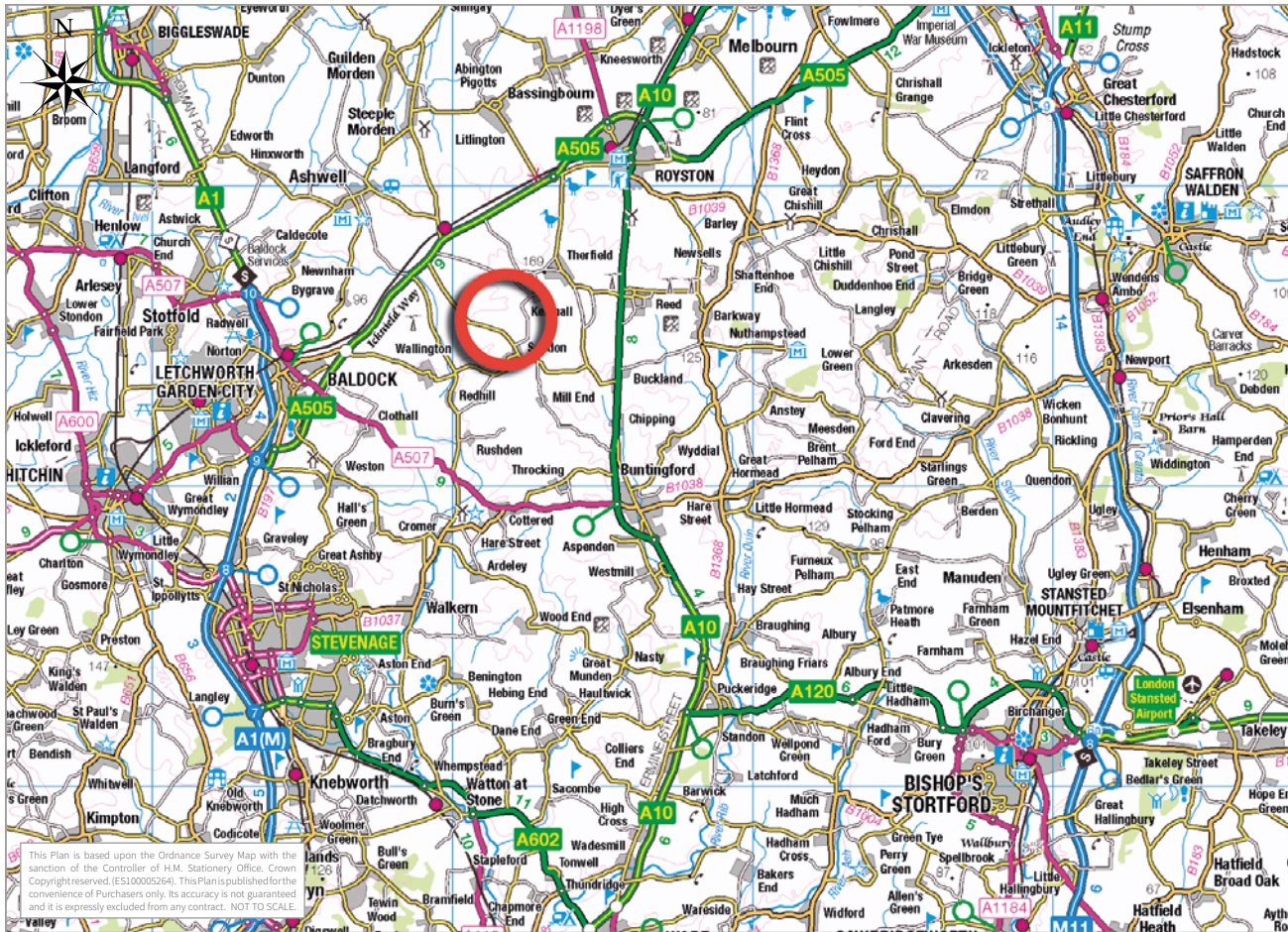
VENDOR'S AGENT

Brown & Co, The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire, MK44 3AL.

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IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in November 2024.

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