



MILL FARM
SALFORD · BEDFORDSHIRE



MILL FARM

SALFORD • BEDFORDSHIRE

*Milton Keynes 7 miles (approx. 15 minutes); Bedford 14.5 miles (approx. 25 minutes);
London 48 miles (approx. 1 hour 25 minutes); M1 Junction 13 (southbound) 3.5 miles (approx. 5 minutes);
M1 Junction 14 4 miles (approx. 7 minutes)*

(All distances and journey times are approximate)

**A RARE OPPORTUNITY TO ACQUIRE A DETACHED FARMHOUSE WITH
AN UNLISTED HISTORIC MILL, AGRICULTURAL BUILDINGS AND
PASTURELAND, PRESENTING OPPORTUNITIES FOR DIVERSIFICATION
AND ALTERNATIVE USES, SUBJECT TO PLANNING.**

Extending to 8.79 acres (3.56 hectares) in all.

For sale by Private Treaty as a whole or in four lots.



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LOT 1

INTRODUCTION

The sale of Mill Farm presents a rare opportunity to acquire a large three bedroom detached farmhouse, together with a range of outbuildings, substantial agricultural buildings, and an historic unlisted Mill with areas of paddock land, all set within an attractive and accessible rural setting.

The property occupies a unique and strategically located position on the Bedfordshire, Buckinghamshire border, within close proximity to the city of Milton Keynes, as well as Cranfield University and Cranfield Airport, offering an appealing balance of rural seclusion and excellent connectivity.

LOCATION

The property is located on the edge of the village of Salford, which lies on the western border of Bedfordshire with Buckinghamshire. Salford enjoys excellent access to Milton Keynes, approximately seven miles to the west, together with convenient connections to the M1 motorway, with Junction 14 to the north and Junction 13 to the south, providing strong regional and national connectivity.

SITUATION & ACCESS

Mill Farm is situated on the west side of Salford village and is located to the south of Broughton Road and is accessed from a farm track running off Broughton Road which services the agricultural buildings. Mill Lane, a publicly adopted road, runs to the east of the holding, and services Mill Farmhouse, to the south of Mill Farm and to The Mill with private road frontage.

Everyday amenities are conveniently available in nearby Woburn Sands and Milton Keynes, offering a wide range of shops, restaurants, leisure facilities and theatre and entertainment venues. The popular Swan public house in Salford is also close by, providing a local dining option.

There are several well-regarded private schools within the wider area, including Broughton Manor Preparatory School, Esland School and The Webber Independent School. Nearby Bedford provides an excellent range of established independent education options, including Bedford School (boys, day and boarding), Bedford Girls' School, Bedford Modern School (co-educational) and Bedford Greenacre Independent School, all offering education from prep through to sixth form. For younger children, Pilgrims Pre-Preparatory School and Polam School cater for nursery and early years, as well as the Stella Mann College of Performing Arts.

More comprehensive amenities are available locally in nearby Woburn Sands, Milton Keynes and Bedford.







LOT 1

MILL FARMHOUSE

(As shown coloured Red on the sale plan)

0.87 acres (0.35 hectares)

Mill Farmhouse is a substantial detached three bedroom farmhouse offering well balanced and versatile accommodation extending to approximately 2,010 sq ft (186.7 sq m) GIA, including the garage.

The property is entered via a central hallway, providing access to the principal ground floor reception rooms. There are three reception rooms, comprising a sitting room, dining room, and a further snug suitable for family use, home working or informal living. The dining room and the snug feature log burners. All are well proportioned and benefit from open views across the surrounding countryside.

The heart of the farmhouse is the kitchen, which offers generous space for both everyday living and entertaining and features French doors opening onto the gardens. Located off the kitchen is a downstairs cloakroom (WC), providing practical ancillary accommodation.

An attached large single garage is accessed internally through the kitchen and offers sheltered parking or storage, with a utility/plant room positioned to the rear of the garage, housing the oil fired boiler and providing further storage and service space. The property benefits from oil fired central heating with radiators throughout and is connected to the mains sewer.

The first floor comprises three double bedrooms, all enjoying pleasant rural outlooks, together with a single-family bathroom, arranged in a straightforward and practical layout.

Overall, the farmhouse offers a versatile internal arrangement with clear scope for extension or reconfiguration, subject to the necessary planning consents, allowing an incoming purchaser to adapt the property to suit their own requirements while retaining its rural character and setting.





The property is accessed directly from Mill Lane and currently provides parking for one or two vehicles outside, with scope to create additional parking subject to the usual consents.

The gardens are a notable feature of Mill Farmhouse and are arranged into several distinct areas. To the south lies a large, enclosed, south-facing lawned garden with slabbed patio areas providing excellent space for outdoor entertaining.

In addition, there is a large, detached outbuilding offering potential for use as a home office, entertaining space or ancillary accommodation, subject to the usual planning consents. A smaller building set on saddle stones adds further character and additional storage or amenity potential.

To the south of the farmhouse lies a further area of garden, screened by mature trees and a timber fence line, while to the west is an additional garden area incorporating an orchard, enhancing the rural setting of the property.

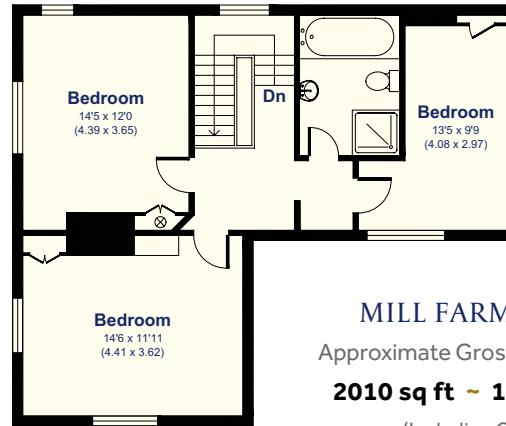
The location of Mill Farmhouse is highly unusual, and properties of this nature and setting rarely come to the market.

Viewing is strongly recommended to fully appreciate the position, scale and potential on offer.



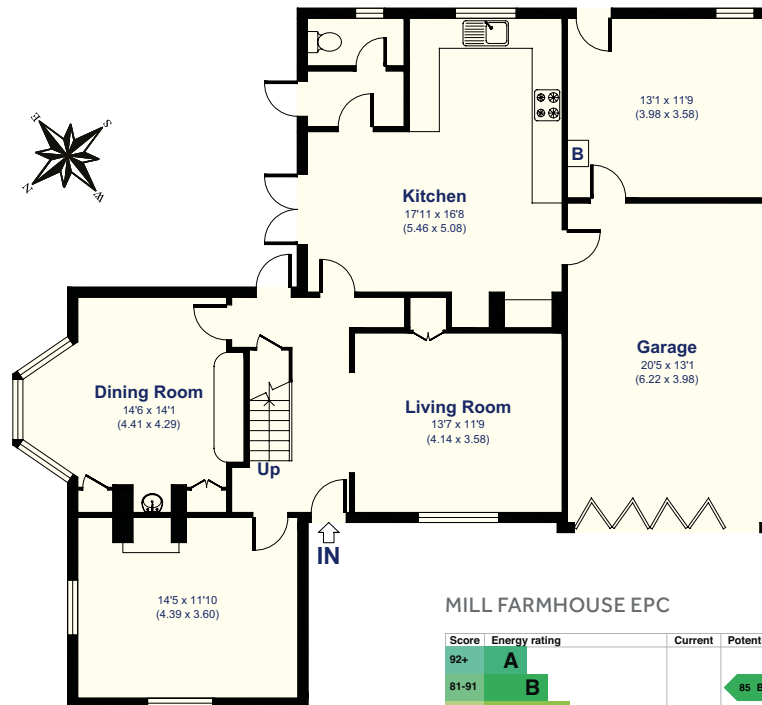






MILL FARMHOUSE
Approximate Gross Internal Area
2010 sq ft ~ 186.70 sq m
(Including Garage)

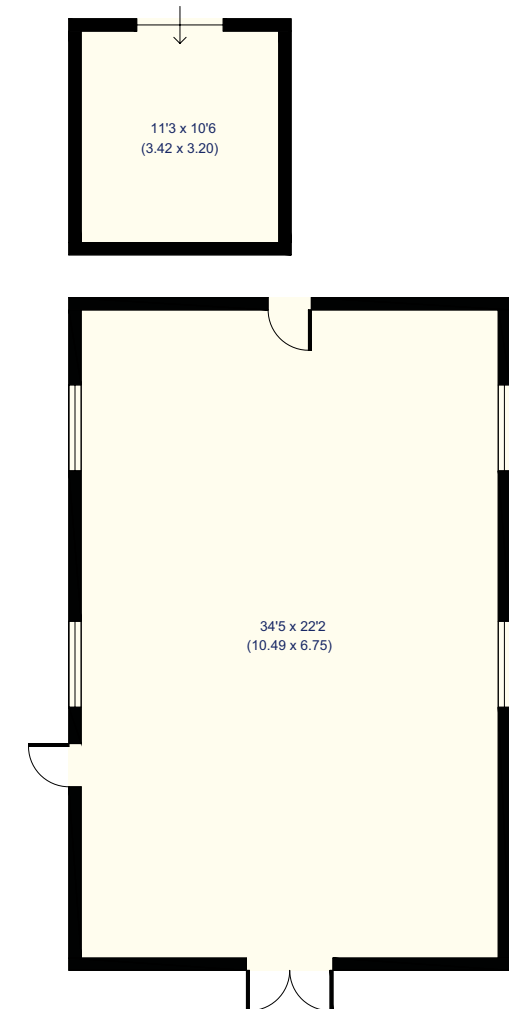
First Floor



Ground Floor

MILL FARMHOUSE EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



OUTBUILDINGS
Approximate Gross Internal Area
880 sq ft ~ 81.75 sq m

Not to Scale. For Illustrative Purposes Only.



LOT 2

AGRICULTURAL BUILDINGS AT MILL FARM

(As shown coloured Blue on the sale plan)

2.45 acres (0.99 hectares)

A range of agricultural buildings suitable for a range of uses (subject to planning). The buildings extend in total to approximately 24,725 sq ft (2,297 sq m) in all.

Building 1

Traditional brick and timber Barn | 1,569 sq ft (145.75 sq m) GIA.

(Please refer to the floor plan on page 15)

A single storey traditional agricultural barn of brick and timber construction, with timber clad elevations and sections of exposed brickwork, beneath a pitched corrugated fibre cement roof. The building retains a more traditional character and is suitable for storage or ancillary rural use, subject to any necessary consents.

Internally, the building is arranged around a large open barn space extending to approximately 50 ft 10 in x 25 ft 7 in (15.49 m x 7.79 m), providing versatile accommodation suitable for storage or ancillary rural uses. To one end of the building is a small ancillary block, comprising a separate room suitable for office, staff or storage use. Access is provided via double doors to the southern elevation together with a personnel door to the northern elevation.

The barn extends to an approximate gross internal area of 1,569 sq ft (145.75 sq m) and retains a practical, functional layout consistent with its traditional character.

Building 2

Open fronted Store | 2,099 sq ft (195.05 sq m) GEA.

A single storey, open fronted agricultural building of concrete portal framed construction, with corrugated fibre cement cladding with sections of concrete blockwork at lower level, beneath a pitched corrugated fibre cement roof. The building is served by a concrete/ hardstanding apron and is well suited to machinery, vehicle or general storage.

Building 3

Enclosed Grain Barn | 7,709.21 sq ft (716.21 sq m)

A substantial single storey agricultural building of steel portal frame construction, with concrete block lower walls and corrugated sheeting, under a pitched corrugated fibre cement sheet roof. The building benefits from two large electric roller shutter doors providing excellent access and a concrete floor, making it suitable for a range of storage or





workshop uses.

Building 4

Enclosed Agricultural Building | 5,471.18 sq ft (508.29) GEA.

A single storey, enclosed agricultural building of steel portal-framed construction, with concrete blockwork to the lower elevations and fibre cement cladding above, beneath a pitched corrugated fibre cement roof. A full height roller shutter door provides vehicular access, and the building sits on a concrete floor, suitable for general agricultural storage.

Building 5

Open fronted Livestock / Storage Shed | 7,876.38 sq ft (731.74 sq m) GEA.

A single storey, open fronted agricultural building of concrete portal frame construction, with concrete blockwork lower walls and timber Yorkshire boarding to the upper elevations, beneath a pitched corrugated fibre cement sheet roof. The building benefits from a concrete floor and apron on one side and hard standing on the other and provides flexible accommodation suitable for general agricultural storage.

Yard Area

An extensive area of hardstanding facilitates ease of access and circulation around the holding, with ample turning space for lorries and agricultural machinery.

Access

Access is gained directly off Broughton Road, where a gated access is inset to allow lorries and farm machinery to pull off the public highway when entering the holding. A secondary access is also available down Mill Lane.

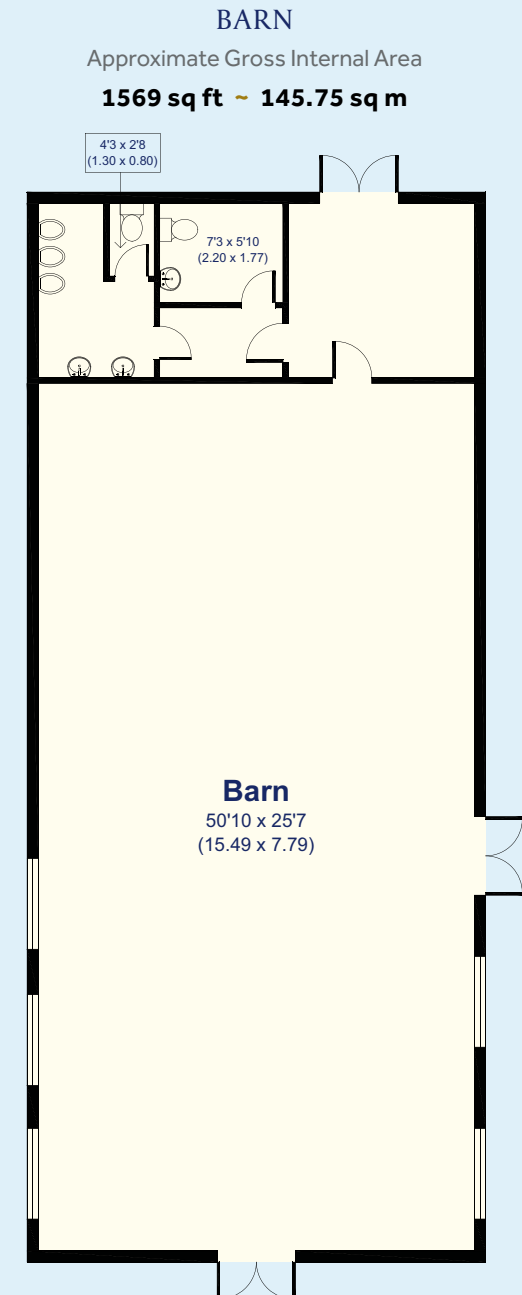
Services

The property is understood to benefit from a high capacity three phase mains electricity supply, suitable for agricultural, commercial and workshop use. The supply is stated to be 400/230 volts, with three live phases and neutral, protected by 100 amp fuses on each phase, providing a total available capacity of approximately 69 kVA.

This represents a substantially higher power supply than a standard domestic connection and is capable of supporting heavy electrical loads, multiple items of machinery, or large outbuildings operating simultaneously. The installation is understood to include commercial grade switchgear, metering and separate distribution boards serving the buildings.

The selling agents have not tested the supply, and the Purchaser(s) must rely on their own inspection, enquiries and testing as to the capacity, condition and suitability of the electrical installation for their intended use.

Not to Scale. For Illustrative Purposes Only.





LOT 3

PADDOCK AT MILL FARM

(As shown coloured Green on the sale plan)

1.94 acres (0.79 hectares)

The paddock comprises a useful and productive block of grassland, extending to approximately 1.94 acres (0.786 hectares), and is well suited to grazing, amenity or equestrian use. Access is taken from Broughton Road via a gated entrance off the track leading to the farm buildings. In the event that the paddock is sold separately, a suitable right of access will be reserved for the benefit of the holding hatched brown on the sale plan.

The paddock is available as a standalone lot or may be acquired in conjunction with the farmhouse to create a larger and more cohesive unit, offering potential to explore a range of flexible alternative uses, subject to the necessary planning consents.

LOT 4

THE MILL AND ASSOCIATED LAND

(As shown coloured Purple on the sale plan)

3.53 acres (0.79 hectares)

The Mill, which is unlisted, is understood to have originated as a small rural water powered mill, historically associated with the processing of grain grown on surrounding farmland. Such mills were typically established to serve local agricultural needs and operated in conjunction with nearby farmland and buildings. The Mill now sits within its own block of pasture land extending to approximately 3.53 acres, and, while derelict and no longer in use, its position and form continue to reflect the historic function of the site. Salford Brook runs along the northern boundary of this lot.

Access to the Mill is gained via Mill Lane, which is a Public Highway and a right of way will be granted over the land shaded brown on the sale plan. The Mill sits within Flood Zone 2 & 3.



LOT 4



GENERAL REMARKS

Tenure & Possession

The property is for sale freehold with vacant possession on Completion.

Method of Sale

The property is for sale by private treaty.

Value Added Tax

Should any sale of the farm, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

Planning

The property is with the jurisdiction of Central Bedfordshire Council. A summary of planning applications associate with the Property are listed below:

Reference Number	Description	Date	Decision
MB/02/00965/AG	Agricultural determination for the erection of a straw and implement store	28 May 2002	Agricultural development granted
MB/00/00695/TDM	Telecommunications determination for a 15metre mast with antennae, dishes, equipment cabin and fenced compound	26 April 2000	Granted
MB/97/00345/FULL	Extensions to the dwellinghouse	11 March 1997	Full application granted
MB/91/00952/FULL	Change of use of redundant barns to Class B1 (business) use	28 June 1991	Refused; allowed on appeal (23 June 1992)
MB/91/00112/FULL	Change of use of redundant barns to Class B1 (business) use	24 January 1991	Refused; appeal dismissed (4 December 1991)
MB/82/0029A/FULL	Agricultural building	27 May 1982	Full application granted
MB/82/00029/FULL	Erection of agricultural building	26 January 1982	Full application granted

The Purchaser(s) will be deemed to have full knowledge and satisfied themselves as to all designations or orders affecting the property.

Services

The property is connected to mains water, drainage and electricity. We are not aware of any other services. The Purchaser(s) will be deemed to have satisfied themselves as to any services connected to the Property.

Postcode & What3words

The nearest postcode is MK17 8BQ.

The exact location of the entrance to each lot is as follows:

Lot 1 ///project.stowing.uptake

Lot 2 ///diets.rope.satellite

Lot 3 ///prospered.barman.masters

Lot 4 ///scrolled.incoming.protected

Overage

The property (excluding the farmhouse and its immediate garden area) will be sold subject to an overage provision, reserving to the Vendor 25% of any uplift in value arising over a period of 30 years as a result of any development beyond the existing use of the land immediately prior to the trigger event.

The overage will be triggered on the earlier of the implementation of a planning permission or a sale of the property with the benefit of any planning permission, and will apply to any subsequent planning permissions affecting the land.

For further details please contact the selling agent.

Environmental Designations

The land lies in a Nitrate Vulnerable Zone.

Acknowledgement of Condition

The Purchaser(s) will be deemed to have satisfied themselves of the condition of the property and be purchasing the property on the basis of their own enquiries, inspections and surveys.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage,

water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

There are public rights of way, including a Public Bridleway and Footpath that cross land adjacent to the property.

The Purchaser(s) will be deemed to have full knowledge and will have satisfied themselves as to the provisions of any such matters affecting the property.

Registered Title

The land is registered under Title Number BD222504 & BD222507.

Aerial Video



To access a video of the property, please scan this QR code:

360 View



To access a 360 view of the property, please scan this QR code:

Viewings

Viewing and access to the property is strictly by appointment with Bidwells.

Please call Bidwells Rural Agency 01865 793 072.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017 and 2019, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Solicitors

DLS Law

Gloucester House,
399 Silbury Boulevard,
Milton Keynes,
MK9 2AH.
FAO: David Pilgrim

Local Authorities

Central Bedfordshire Council
Priory House, Monks Walk,
Chicksands, Bedfordshire,
SG17 5TQ.
Web: <https://www.centralbedfordshire.gov.uk/>
Telephone: 0300 300 8301

Council Tax & EPC

Mill Farmhouse

Band D - £2,428.78
EPC - Rating 55

Timber, Sporting & Mineral Rights

These included in the sale in so far as they are owned.

Boundaries

The Vendors and the Vendors' agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these.

The purchaser(s) will be given the opportunity to inspect the boundaries and will be deemed to have satisfied themselves as to the ownership and position of all boundaries.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

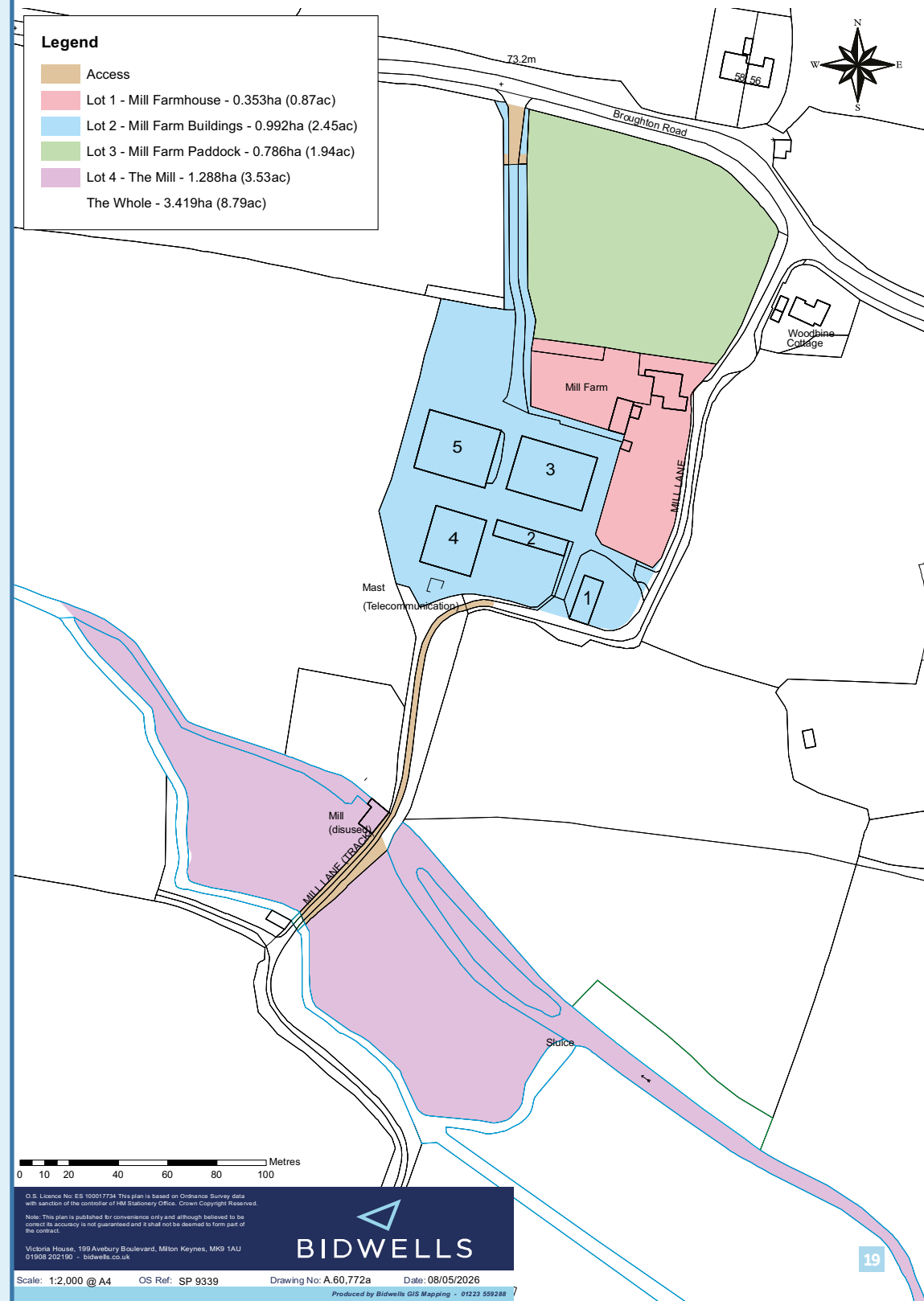
Given the potential hazards associated with a working farm and agricultural machinery, viewers are requested to take all reasonable care and remain vigilant for their own personal safety when inspecting the property.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in April 2026. Only those fixtures and fittings described in the sale details are included in the sale.

Sale Particulars

These sale particulars were prepared in May 2026.





Important Notice

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