



MYRTLANDS FARM BARN

SALFORD, BEDFORDSHIRE





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SALFORD, BEDFORDSHIRE

*Milton Keynes 6.1 miles; Leighton Buzzard 10.8 miles; Bedford 12.6 miles; Northampton 24 miles;
M1 J13 (southbound) 3.5 miles; M1 J14 4 miles (All distances are approximate)*

**A RARE OPPORTUNITY TO ACQUIRE A FORMER
AGRICULTURAL BUILDING WITH APPROVED
CLASS Q PLANNING CONSENT. THIS UNIQUE
PROPERTY OFFERS THE OPPORTUNITY TO
CREATE A FAMILY HOME IN THE HEART OF A
POPULAR AND SOUGHT AFTER VILLAGE.**

Bespoke and unique opportunity to develop a residential dwelling in the heart of a sought-after village

Class Q planning consent for the conversion of an existing agricultural building

Set in private garden space

Peaceful and desirable village location but with excellent transport connection

For sale by private treaty



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Introduction

An opportunity to purchase a former agricultural building in a desirable village location with the benefit of a Class Q planning consent for conversion from agricultural to residential use. The property is situated in the rural village of Salford, on the outskirts of Milton Keynes and has excellent transport connections, being approximately 2 miles from the M1 Junction 13.

Location

The property is located in west Bedfordshire in the desirable village of Salford. The village lies to the east of Milton Keynes and southwest of Bedford and is within easy reach of the national road network including the M1 and the A5.

Milton Keynes Central railway station is approximately 6.9 miles away and provides regular direct services to London Euston in 52 minutes.

Situation & Access

Myrtilands Farm is situated centrally within Salford and is located within private garden space. Access to the property is gained from a newly laid track off Brittens Lane through a gated entrance.

Salford is a desirable Bedfordshire village with local amenities to include The Swan Pub, village hall and Church of St Mary the





Virgin. Salford is in the catchment area for Husborne Crawley Lower School for 4-9 year olds, Fulbrook School in Woburn Sands for 9 to 16 year olds and Vandyke Upper School in Leighton Buzzard. There are a number of well-established private schools within the wider area, including Broughton Manor Preparatory School, Esland School & The Webber Independent School. Bedford offers a strong selection of well-regarded private education options, making it an attractive location for families. The nearby town of Bedford is home to several established independent schools, including Bedford School (boys, day and boarding), Bedford Girls' School, Bedford Modern School (co-educational), and Bedford Greenacre Independent School (co-educational), all providing education from prep through to sixth form. For younger children, options include Pilgrims Pre-Preparatory School and Polam School, which cater to nursery and early years.

Bedford also hosts the Stella Mann College of Performing Arts, a specialist independent college focused on dance and theatre training.

Property Description

Myrtlands Farm comprises a former agricultural building benefitting from approval for residential conversion to a large detached three-bedroom dwelling, with garden space. Private parking is allocated directly in front of the property and access is gained from a track off a quiet lane to the south of the property.

The gross internal area (GIA) of the existing building extends to approximately 147.2 sqm (1584 sq ft).

The building is of steel portal frame construction on brick dwarf walls. The consent provides the ability to create a three-bedroom residential dwelling, with a large open plan kitchen diner and living space with utility room and WC. The master bedroom is on the ground floor with ensuite bathroom, with two additional double bedrooms and family bathroom on the first floor. A large mezzanine level provides viewing access over the living place and towards the large northwest facing windows.

There may be the opportunity to purchase additional land adjoining the property by separate negotiation.

The garden for Myrtlands Farm Barn is south facing.

General Remarks & Stipulations

Planning

The property is within the jurisdiction of Central Bedfordshire Council.

Myrtlands Farm has the benefit of Class Q planning consent for the conversion of the existing agricultural building into a single residential unit. The consent is lodged with Central Bedfordshire Council, reference CB/25/02505/PAAD. The planning consent was granted on 14th November 2025.

There are conditions associated with the planning application (including pre commencement conditions). The Purchaser(s) will be required to comply with all conditions as listed on the decision notice.

Method of Sale

The property is for sale by private treaty as a whole.

Registered Title

The property is registered under part of three title numbers BD223205, BD191627, BD221794

Value Added Tax

Should any sale of the property or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

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.

A right of way will be granted to the purchaser(s) for the property via the access track off Brittens Lane, shaded brown on the attached plan, for the use of one residential dwelling.

The purchaser(s) will be required to contribute to the maintenance and upkeep of the track according to use.

The vendor reserves the right to lift and shift the access at a later date if required providing access to the property is provided at all times.

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

Covenants

The purchaser(s) shall covenant with the seller not to cause any nuisance, annoyance, or inconvenience to the occupiers of neighbouring properties.

The purchaser(s) shall covenant with the seller that the property shall be used solely as a single residential dwelling and for no other purpose. The access hereby granted shall be used exclusively in connection with the occupation and enjoyment of that single residential dwelling and shall not be used for any other purpose.

Tenure & Possession

The property is offered for sale freehold with vacant possession upon completion.

Postcode

Nearest Postcode: MK17 8BH

what3words

The entrance to the property is at ///district.decays.surpassed

360 View

Please scan the QR Code:



Viewings

Viewing and access to the property is strictly by prior appointment only. Please call Bidwells Rural Agency on 01865 953 080.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, 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.

Local Authority

Central Bedfordshire Council
Priory House Monks Walk, Chicksands, Shefford, Bedfordshire
SG17 5TQ

T: 0300 300 8000 | W: www.centralbedfordshire.gov.uk

Boundaries

The vendor and the vendor's 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 responsible for erecting and maintaining a fence between the points marked A, B and C on the plan and as shown with an inwards facing T.

The purchaser(s) will be deemed to have satisfied themselves as to the ownership of any boundaries.

For further information please contact the selling agent.

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.

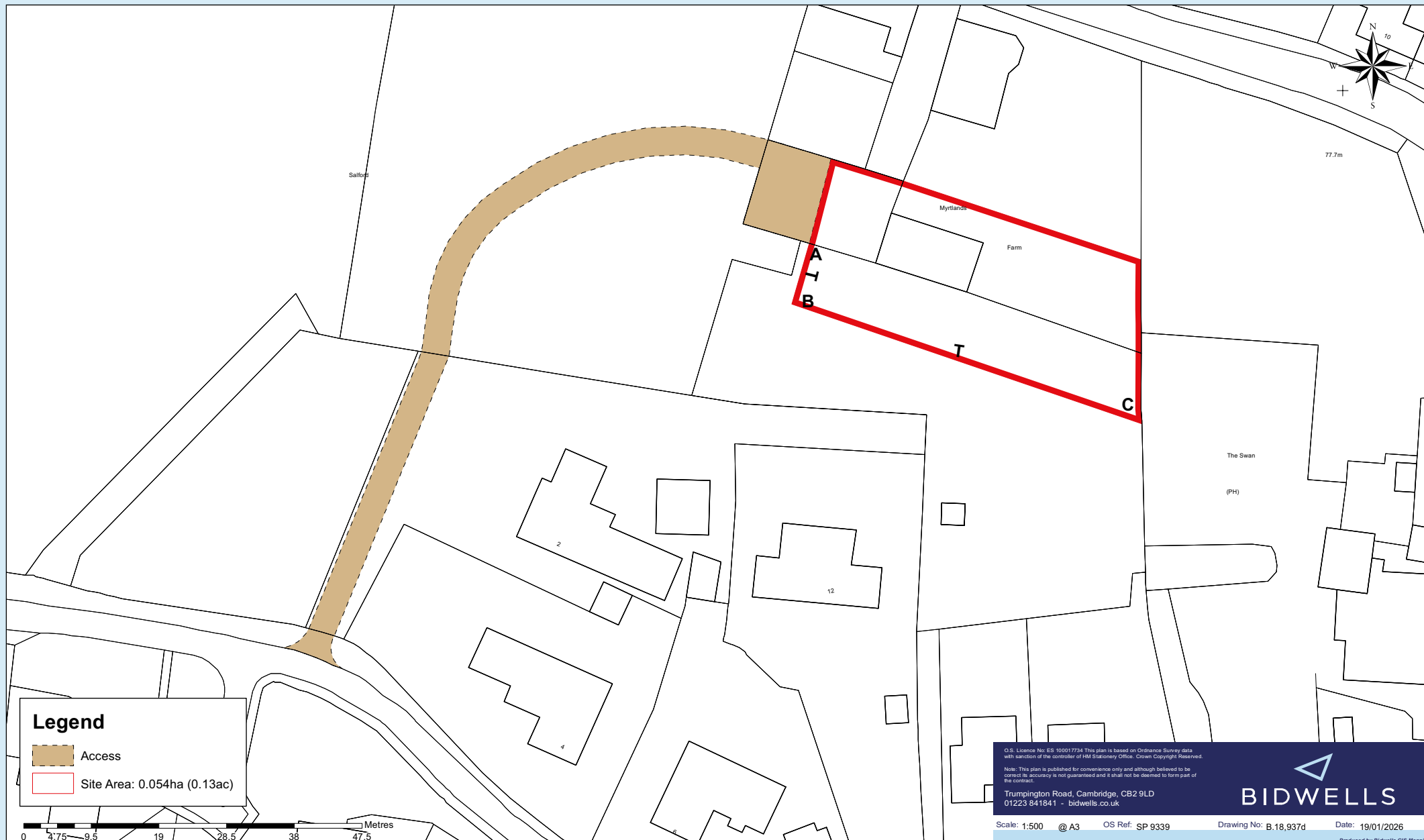
Health & Safety

We would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

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

The computer-generated image on the front page is an artist's impression of the development and may not accurately reflect the final appearance, layout, boundary position or finishes of the property.



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