

LAND AT PULLOXHILL BEDFORDSHIRE



A rare opportunity to acquire a well-located block of productive pasture in an attractive and accessible rural setting

27.07 acres (10.96 hectares)

Summary

- Attractive rural setting with strong environmental appeal
- Ring-fenced block with direct access onto Higham Bury Lane
- Stockproof grazing land with water supply

Distances

Luton 10 miles, Bedford 12 miles, Milton Keynes 19 miles, London 47 miles (all distances are approximate)

For sale by Private Treaty as a whole

Enquiries

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Please read Important Notice on the page six

LAND AT PULLOXHILL
BEDFORDSHIRE



Introduction

The Land at Pulloxhill provides an excellent opportunity to acquire a single, well-enclosed block of permanent pasture extending to approximately 27.07 acres. The land is currently utilised for livestock grazing and would be well suited to continued agricultural use, as well as offering wider amenity and investment appeal. The property benefits from good access, a water supply, and stockproof boundaries, within an attractive rural setting that supports a strong sense of privacy and environmental quality.

Situation & access

The land is situated within rural Bedfordshire, to the south-west of the village of Pulloxhill but lies close to Flitwick and Ampthill.

Access is provided via Higham Bury Lane, a quiet country lane serving a small number of residential properties. The lane is a no-through road, offering a peaceful setting.

Property Description

The land is classified as Grade 3 permanent pasture and is not located within a designated flood zone, with a very low risk of flooding from both river and surface water sources. The site is strongly rural in character, supporting a high level of biodiversity alongside traditional landscape features.

There are no built structures on the land. The field benefits from a water connection and is fully stockproof, making it well suited to agricultural or grazing use.

Tenure & Possession

The land is currently grazed under a grazing license until 19th September 2026.

Vacant possession will be available on completion.

Method of Sale

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



Planning

The property is within the jurisdiction of Central Bedfordshire Council. It is included within the Flitton, Greenfield and Pulloxhill Neighbourhood Plan which covers the period 2019-2035. The wider area is within the Central Bedfordshire Council local authority which has a local plan to cover the period 2015-2035.

Designations

The land lies immediately adjacent to, but outside of, the green belt designation. The Central Bedfordshire Local plan applies a strong presumption against inappropriate development within the Green Belt, the principal purpose of which is to safeguard the openness and rural character of the landscape.

The purchaser(s) will be deemed to have satisfied themselves of any planning matters affecting the property

Overage

The property will be sold subject to an overage provision reserving the vendor 25% of any increase in value accruing over 25 years due to any development over and above the existing use value of the land, triggered by either implementation or a sale with the benefit of planning permission. For the avoidance of doubt this will exclude any agricultural uses.

Further details are available from the selling agent.

Wayleaves, Easements & Rights of Way

There are not believed to be any wayleaves or rights of way on the land.

Registered Title

The land is registered under Title Numbers BD238299.

Value Added Tax

Should any sale of the land, 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.





Services

We understand that mains water is connected to the land. The selling agent has not tested the supply.

The purchaser(s) will be deemed to have satisfied themselves of any service available.

Postcode

A nearby postcode is: MK45 5HH.

what3words

The location of the entrance to the property is:
///hazelnuts.jokes.kickbacks

Viewings

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

T: 07918 561606 | T: 07353 120874

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 Authorities

Central Bedfordshire Council
T: 0300 300 8307 | W: www.centralbedfordshire.gov.uk

Timber, Sporting & Mineral Rights

These are 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 deemed to have satisfied themselves as to the ownership of any 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

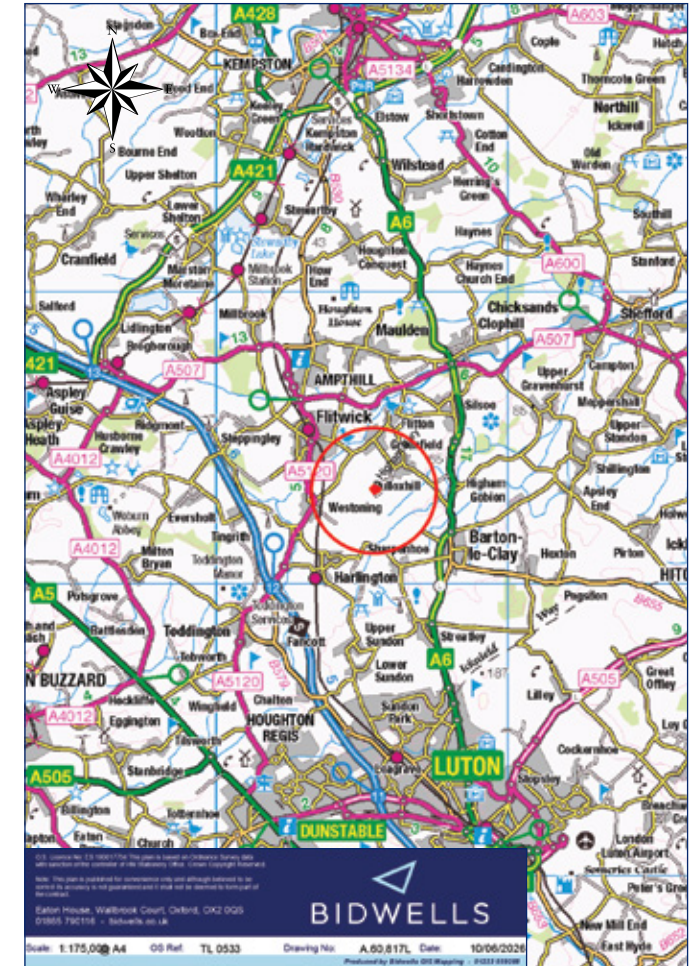
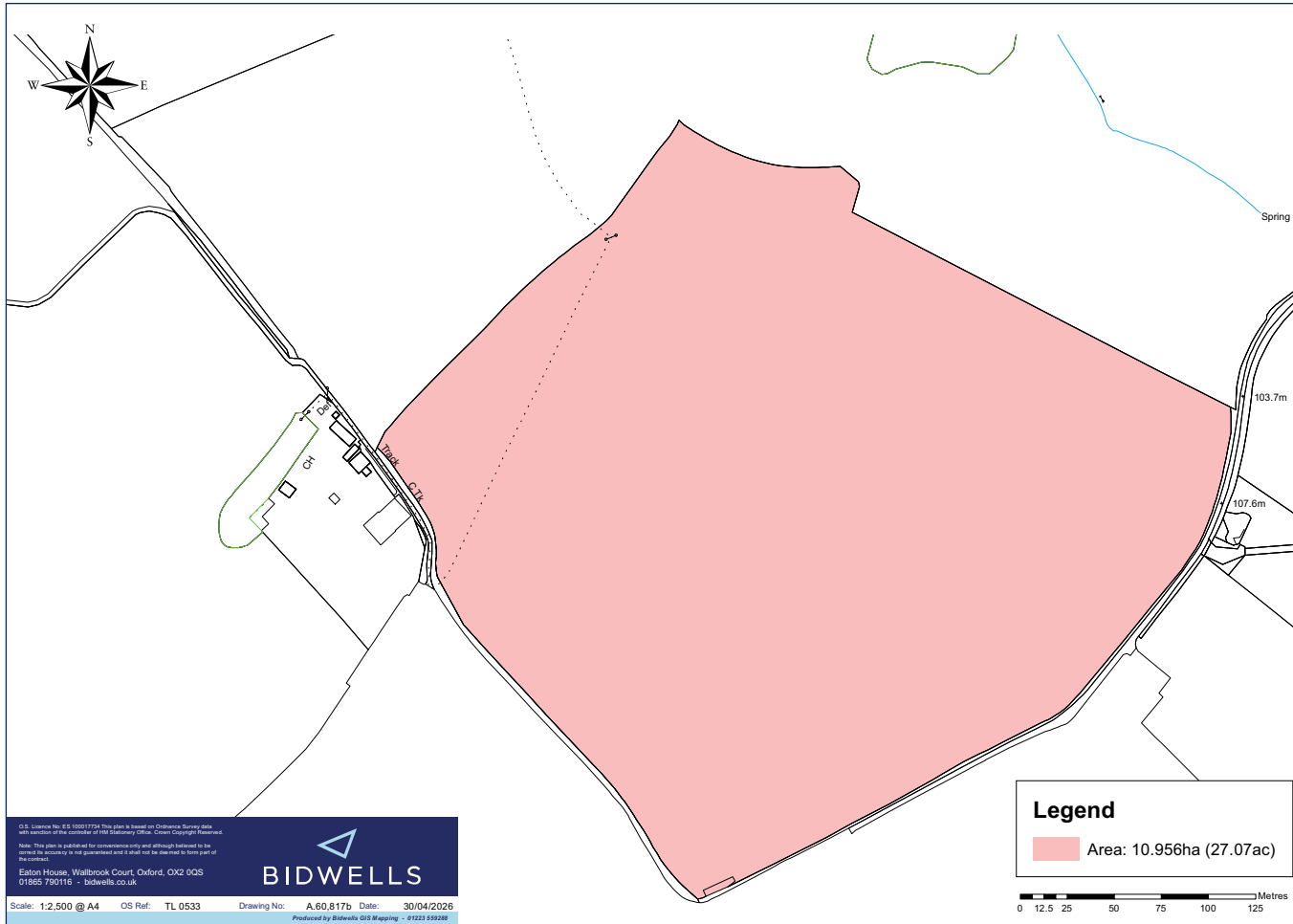
Given the potential hazards of agricultural land we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

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

Particulars

These particulars were prepared in June 2026.



Important notice

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