



Froghall Farm

Flitwick, Bedfordshire

**Carter Jonas**

**Froghall Farm  
Amphill Road  
Steppingley  
Bedford  
MK45 1AB**

**Renovation & redevelopment  
opportunity (STPP) of  
farmhouse, buildings and  
land in Steppingley, Bedford.**

Farmhouse in need of renovation together with farm buildings and yard with potential for redevelopment (subject to Planning Permission (STPP) and appropriate Listed Building Consent (LBC)).

In all extending to 0.83 acres.

For sale by private treaty as a whole.



**Location**

Froghall Farm is situated on the north-western edge of Flitwick, 1.2 miles south of Amphill.

The Property is situated opposite a new residential development with street lighting and traffic calming. The railway line is situated in relatively close proximity to the east of the Property, with electricity pylons also on the horizon to the north west.

The land slopes gently down north-westerly to a stream. The views to the north-west of the site are of open farmland.

The Property benefits from three access points off the adopted highway.

**Property**

The buildings are of a traditional design comprising a combination of brick and timber walls beneath a variety of roof coverings.

In addition to the main array of barns there are three smaller timber-frame sheds with sheet metal roofing and walls.

## Farmhouse

Froghall Farmhouse (Grade II listed) is adjacent to the farm buildings, comprising a timber-frame construction with brick walls beneath a tiled roof. Windows are timber-framed and there are two feature dormer windows. Froghall Farmhouse extends to three-storeys and requires extensive renovation to be restored to habitable condition.



## Buildings

The buildings are of a traditional design comprising a combination of brick and timber walls beneath a variety of roof coverings.

In addition to the main array of barns there are three smaller timber-frame sheds with sheet metal roofing and walls.

## Land & Boundaries

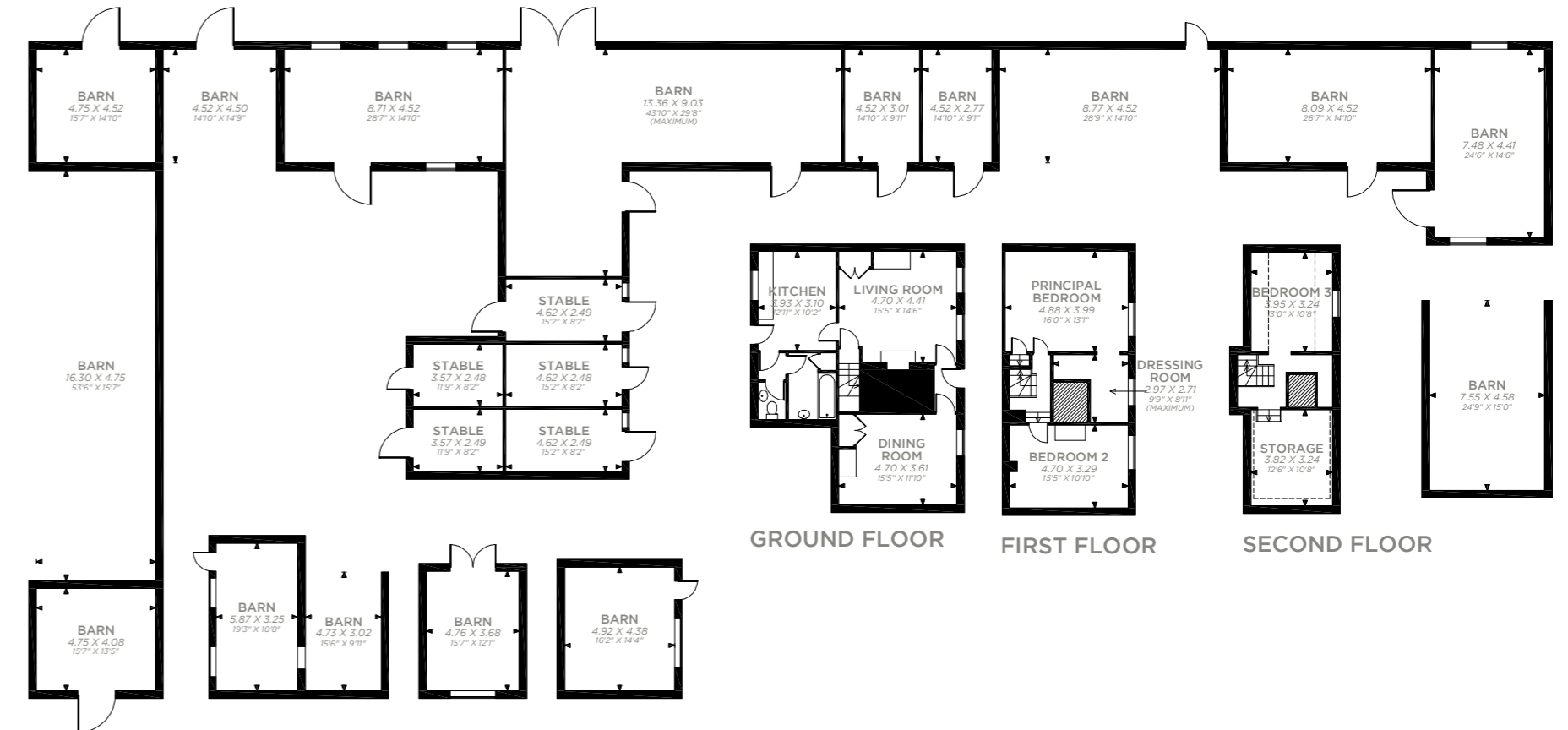
In all the plot extends to 0.83 acres. The land extends to the north into a pasture field. To the east the boundary will include an area of grass.

There will be a request on the purchaser to fence the new boundaries.

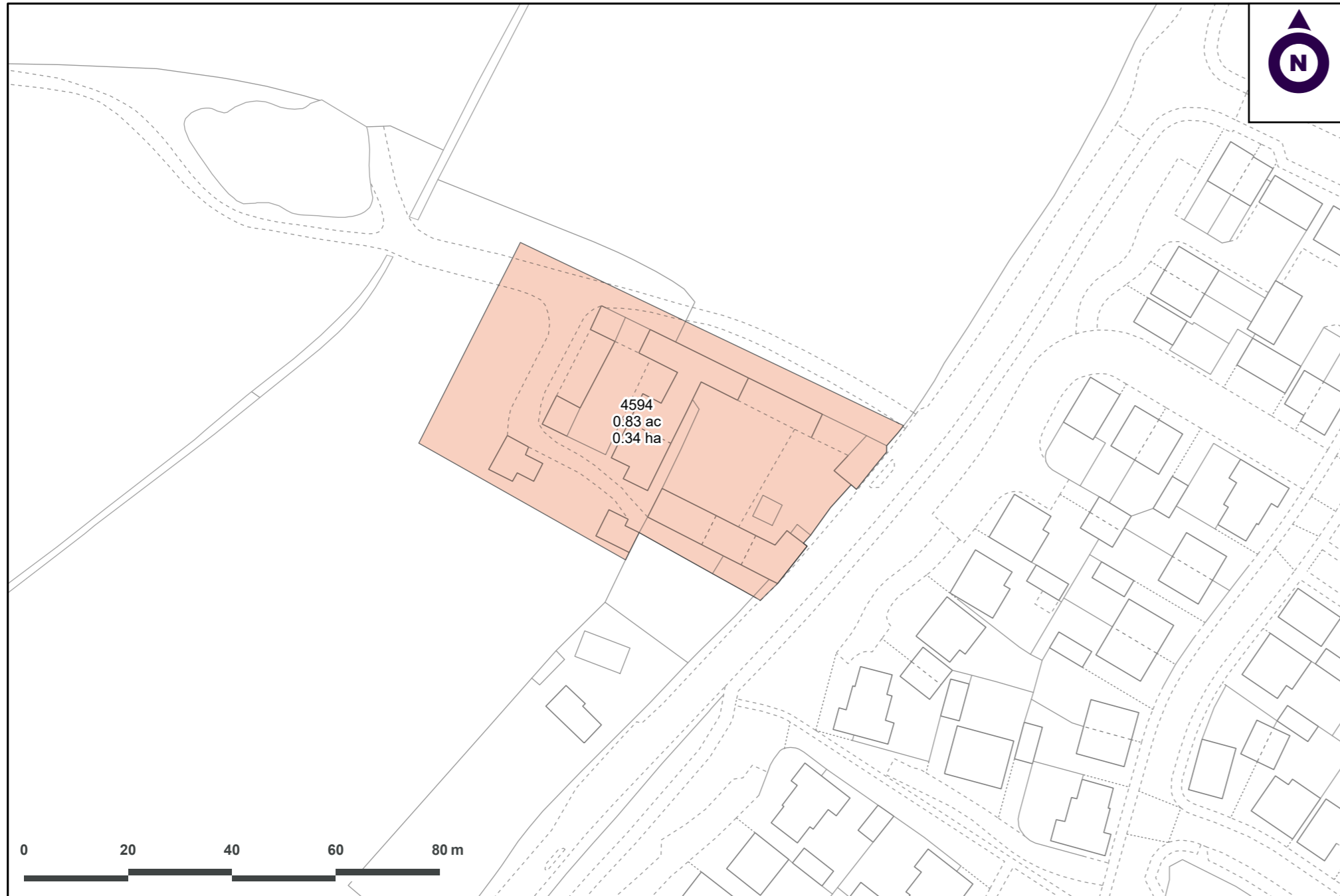


## Floor plan

Froghall Farm  
Amphill Road  
Steppingley  
Bedford  
MK45 1AB



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.



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### Method of Sale

Sale by Private Treaty.

### Tenure & Possession

The freehold of the site is offered for sale with vacant possession.

### Planning

Froghall Farmhouse is Grade II listed. Any proposals for the house or surrounding site would have to be managed sensitively. The site is within the Green Belt and outside the village boundary of Flitwick.

Carter Jonas Planning Team have prepared a planning note, which is available from the agent on a non-reliance basis.

### Listing Status

The farmhouse is Grade II listed.

### Fixtures & Fittings

Fixtures and fittings are not included within the sale.

### Services

Buyers are to make their own investigations.

### Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling Agent nor the Vendor take responsibility.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

### Wayleaves Easements & Rights of Way

The Property is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

### Sporting, Timber & Mineral Rights

To be included in the sale so far as these are owned within the property.

### EPC Ratings

The property has an EPC rating of G.

### Local Authority

Central Bedfordshire Council  
 Priory House  
 Monks Walk  
 Shefford  
 SG17 5TQ

### Viewings

Viewings are to be by appointment only, arranged through the selling Agent.

### Directions

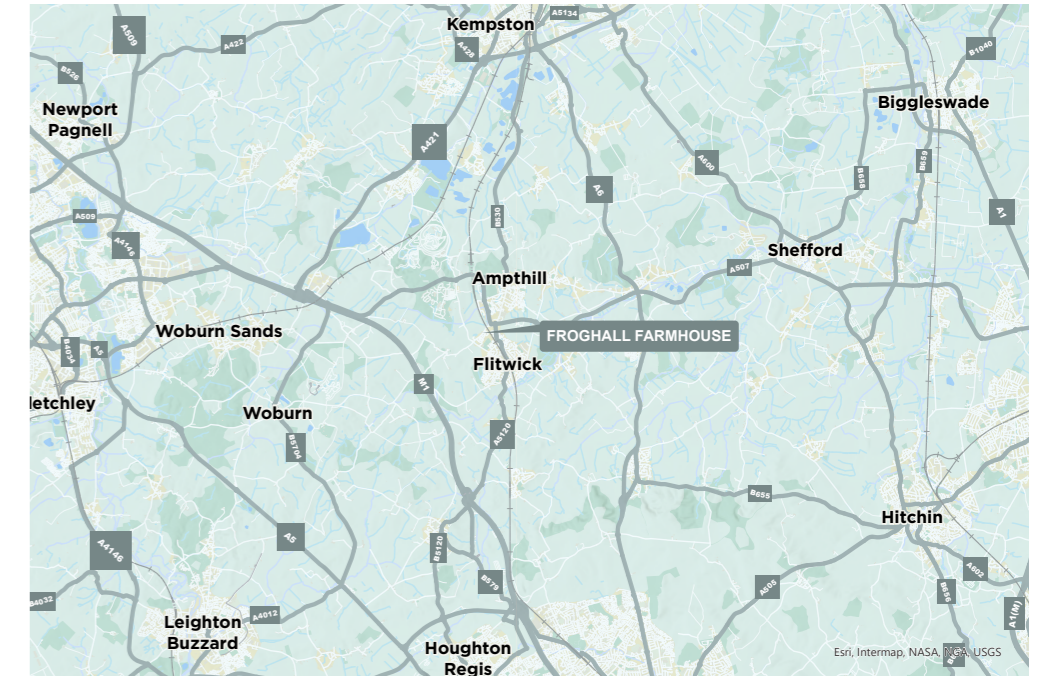
From Steppingley, take the easterly Flitwick Road. At the roundabout, go straight over onto Froghall Road. The property will be on your left.

From the A507, at the roundabout turn onto Froghall Road. The property will be on your right.

Parking is on the roadside.



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### Cambridge

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