



Kings Farm

Maulden, Bedford

**Carter Jonas**

**Kings Farm  
Limbersey Lane  
Maulden  
Bedford  
MK45 2DX**

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

House for redevelopment, farm buildings and yard with development potential (subject to Planning Permission (STPP)).

In all extending to 4.9 acres.

For sale by private treaty as a whole or in up to 2 lots.



**Location**

Kings Farm is located on the northern fringe of Maulden, 1.3 miles east of Amptill.

The Property benefits from a single point of access off the adopted highway. A public footpath crosses the paddock to the front of Lot 1.

**Property**

Lot 1: Farmhouse and Paddock.

Lot 2: Agricultural buildings at Kings Farm, situated in a plot of 2.83 acres.

### Lot 1: Farmhouse and Paddock

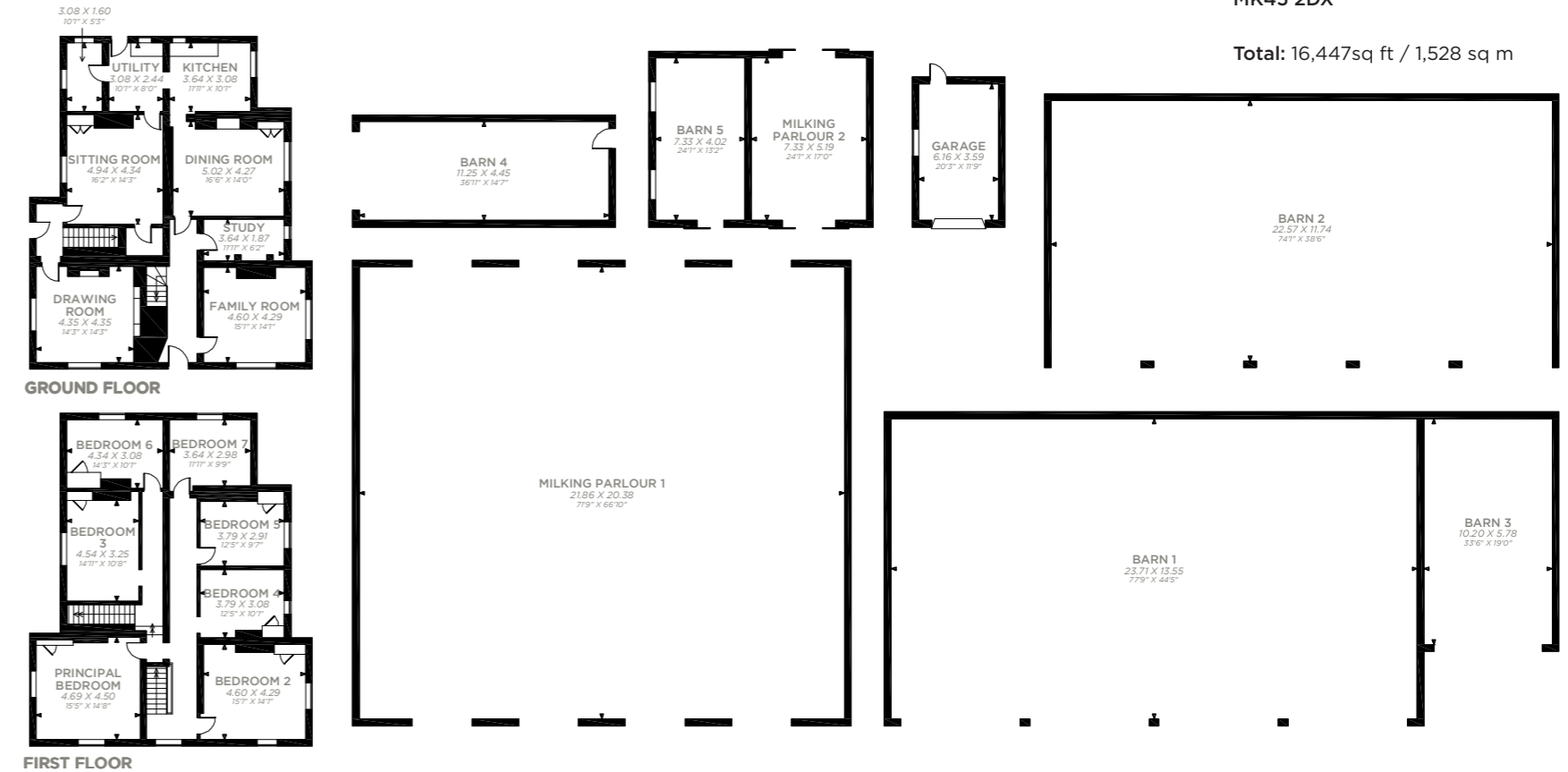
Kings Farmhouse was constructed circa 1882 comprising a substantial detached two-storey house with an attractive front porch, solid brick walls under clay rooftiles with stone windowsills. Kings Farmhouse requires extensive renovation which we believe will be subject to achieving planning permission to be restored to habitable condition. There are two timber frame rear garages. With an attractive evergreen Oak in the front garden, Kings Farmhouse is situated in a plot of 2.07 acres and benefits from a paddock in front of the house. The approximate GIA of the farmhouse extends to 3,180 sq ft (295 sq m).



## Floor plan

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Total: 16,447sq ft / 1,528 sq m



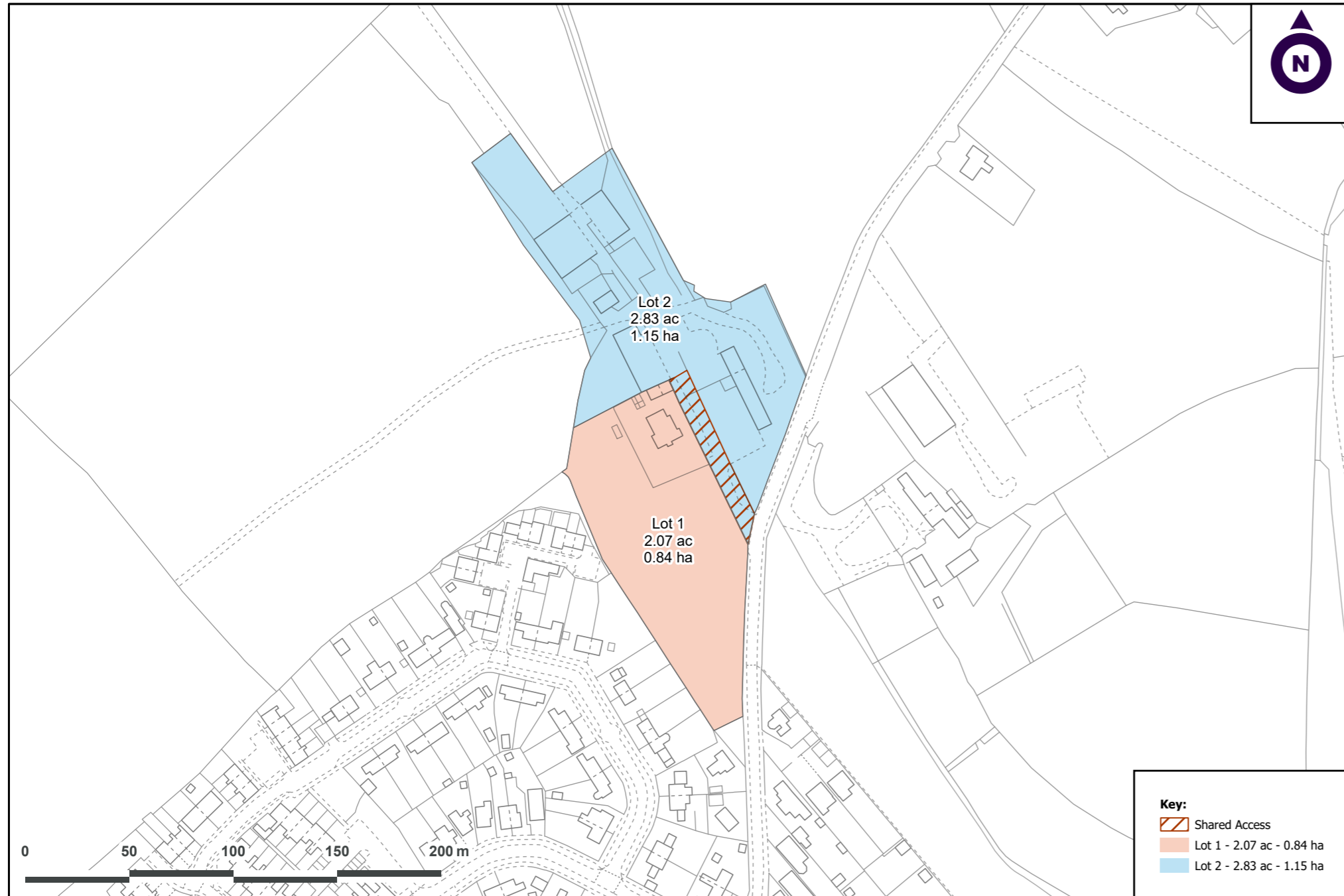
For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

## Lot 2: Buildings & Yard

Situated in a plot of 2.83 acres, the agricultural buildings at Kings Farm extend to a GIA of approximately 12,401 sq ft (1,152 sq m) including:

- Barn 1: open-fronted former livestock barn; concrete flooring; steel portal frame; concrete block and one-third Yorkshire boarding walls; cement-fibre roofing.
- Between Barns 1 and 2 is a silo and small steel portal frame shed.
- Barn 2: former livestock barn; concrete flooring; concrete frame; sheet metal walls; cement-fibre roofing; livestock apparatus still in-situ.
- Barn 3: open-fronted former machinery store; concrete flooring; steel portal frame; combination of cement fibre and concrete block walls; cement fibre roofing; exceptional views towards the north.
- Located south-east of Barn 3 is a substantial slurry pit.
- Barn 4: former storage building; brick walls; combination of slate, cement fibre and tile roofing; rear yard area; this building is understood to be in poor structural condition and there is extensive buddleia growth.





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### Method of Sale

For sale by Private Treaty as a whole or in 2 Lots.

### Tenure & Possession

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

### Planning

Barns 1 and 2 are within the Green Belt and outside of the settlement boundary.

Barns 3 and 4 are outside of the Green Belt and beyond the settlement boundary.

The site is adjacent to an Environment Agency culvert, buyers are encouraged to research flood risk as a site constraint.

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

### Overage

Lot 1: Is subject to an overage agreement in favour of a previous owner, under which 30% of any increase in value resulting from any form of development is payable for a term that runs until 2056.

Lot 2: The vendors would consider a sale on an unconditional basis with overage based on the number of units a buyer achieved on the site.

Further information on the overage provisions is available from the agent.

### Additional Information

A video tour of the house is available on request from the Selling Agents.

### Fixtures & Fittings

Fixtures and fittings are not included within the sale.

### Services

The full extent of the services connections to the Property are unknown and buyers should conduct 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. Should Lots 1 and 2 be sold separately, the accessway would be part of Lot 2, with appropriate rights of way provided from Lot 1.

### 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

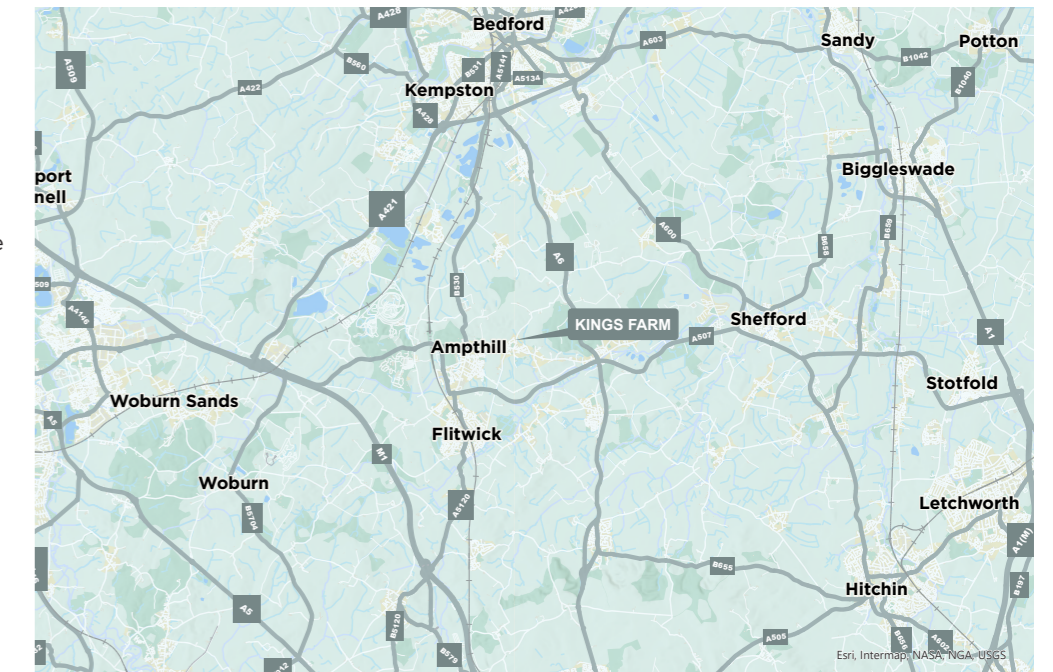
### Viewings

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

For Health & Safety purposes viewings are not permitted inside the farmhouse.

### Directions

Travelling along the A507 turn onto Flitwick Rd. At the end of this road turn right onto Amphill Rd then take the first left onto The Brache/Limbersey Ln. The property will be on your left.



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### Cambridge

01223 346 600 | 07967 555 737 | [mark.russell@carterjonas.co.uk](mailto:mark.russell@carterjonas.co.uk)

01223 346 600 | [holly.shaw@carterjonas.co.uk](mailto:holly.shaw@carterjonas.co.uk)

Carter Jonas , One Station Square , Cambridge , CB1 2GA

### National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)

One Chapel Place, London W1G 0BG

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