

## **TO LET - OFFERS INVITED**

### **GRAZING LAND ADJACENT TO THE GLOBE INN, GLOBE LANE, LEIGHTON BUZZARD, BEDFORDSHIRE, LU7 2TA**



- Annual grazing licence available
- Plot size of approximately 2.66 acres
- Access to the land is via the pub's car park
- Situated within close proximity to Leighton Buzzard
- Parcel of grazing land with mature hedging to its boundaries

## Location

Leighton Buzzard is a market town in Bedfordshire with a population of around 43,000 residents. It is located around 12 miles north west of Luton and 11 miles north east of Aylesbury. The town borders Linslade, which is a town in the civil parish of Leighton-Linslade.

The parcel of land is located around 1 mile north of Linslade and is accessed via the pub's car park. The pub fronts Globe Lane which is just off Stoke Road which adjoins the A4146. The surrounding area consists of farm land and there is a sewage disposal works located directly opposite the site.

## Description

The parcel of land measures to around 2.66 acres and is shown for guidance purposes on the Site Plan included on page 3 – (highlighted in blue).

It comprises of a mix of woodland and grassland and it is located within the Green Belt and Flood Zone 3. It is not located in a Conservation Area.

The land fronts the Grand Union Canal and the River Ouzel runs along the northern and eastern boundaries of the site. It is currently only accessible via the pub's car park.

The parcel of land presents an opportunity for farmers and animal owners who are seeking grazing land.

## Tenure

The land is available on an annual grazing licence basis with a licence fee to be agreed.

## Services

We understand that the land is not currently connected to any services but any interested parties must rely on their own enquiries to confirm this.

## Boundaries

The maintenance of the boundaries will be the responsibility of the licensee.

## VAT

VAT will be applicable on the licence fee.

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



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## Location Plan



## Site Plan



### Important notice

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## Our Services & Offices

