



LAND AT REDHILL, RUSHDEN

Buntingford, Hertfordshire, SG9 0TG

WeldonBeesly



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What3Words ///arrives.priced.dote

An attractive area of land to the south of Redhill, Rushden in a secluded location. There are various public rights of way including bridleways in the vicinity, offering extensive off-road riding opportunities.

Currently in an arable crop rotation, the land could easily be used for equestrian or other leisure purposes, subject to planning.

Approximately 7.07 hectares (17.48 acres) in total.

Redhill, Rushden is a charming hamlet nestled in the picturesque Hertfordshire countryside. Surrounded by rolling fields and traditional villages, it offers a peaceful rural setting while remaining within easy reach of nearby market towns and essential amenities.

Baldock – 4.5 miles
Buntingford – 5.9 miles

Guide Price: £185,000

Method of Sale

The freehold of the property is offered for sale by private treaty as a whole.

The Property (edged red)

An attractive, triangular shaped parcel of land with great views. In all extending to approximately 7.07 hectares (17.48 acres).

Conditions of Sale

The land is to be sold subject to a restrictive covenant preventing any residential development on the property for 15 years.

Fencing

The purchaser will be required to install a post and wire fence with hedge of native species between the points marked A and B on the plan and within 12 months of the sale completion.

Planning

The land is located in the Area Beyond the Green Belt. Please seek independent advice regarding any proposed alternative uses.

Services

There are no services available to the property but water and electricity is available nearby subject to usual utility connection requirements.

Tenure and Possession

The land is available with Vacant Possession, subject to holdover for harvest of the current crop.

Exchange of contracts and completion

Contracts to be exchanged within 28 working days of the issue of a draft contract by the Vendor's solicitor. A 10% deposit will be payable

on exchange of contracts with completion on a date to be agreed.

Anti-Money Laundering

In accordance with the most recent Anti-Money Laundering legislation the purchaser will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Easements, Covenants and Rights of Way

The property is sold subject to all existing wayleaves, easements, public or private rights of way, covenants and restrictions, whether stated in these particulars or not.

There is an easement for a private water supply which runs alongside the northern boundary of the property.

Viewing

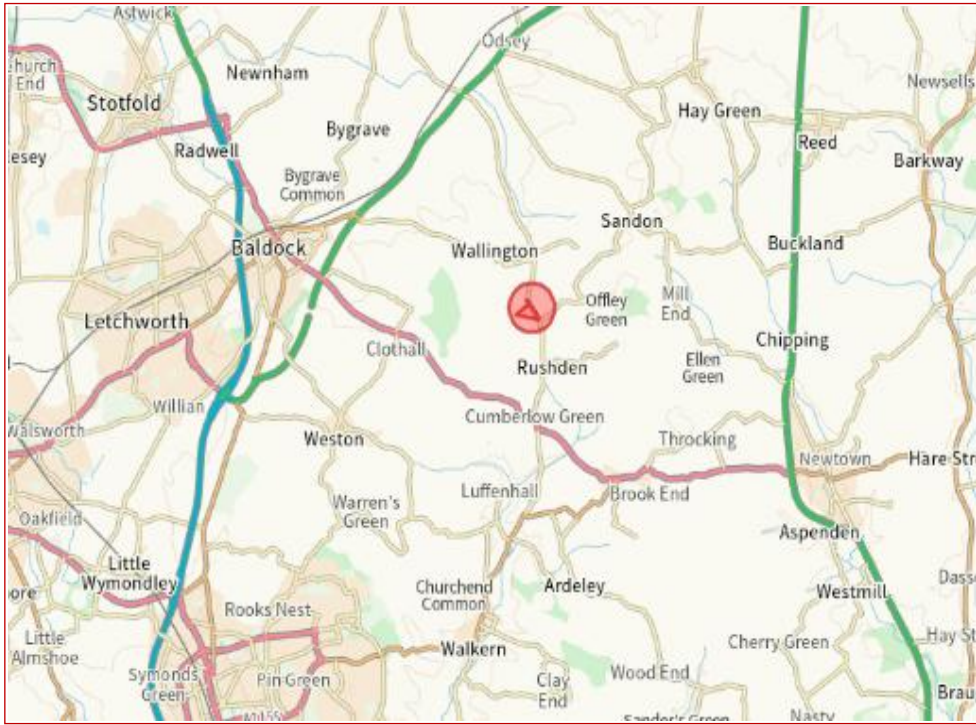
Strictly by appointment with the sole selling agent Weldon Beesly (Ref: Edward Broad or Emma Westoby).

Health and Safety

We would ask that you be as vigilant as possible when making any inspection, for your own personal safety and that of others.

Local Authority

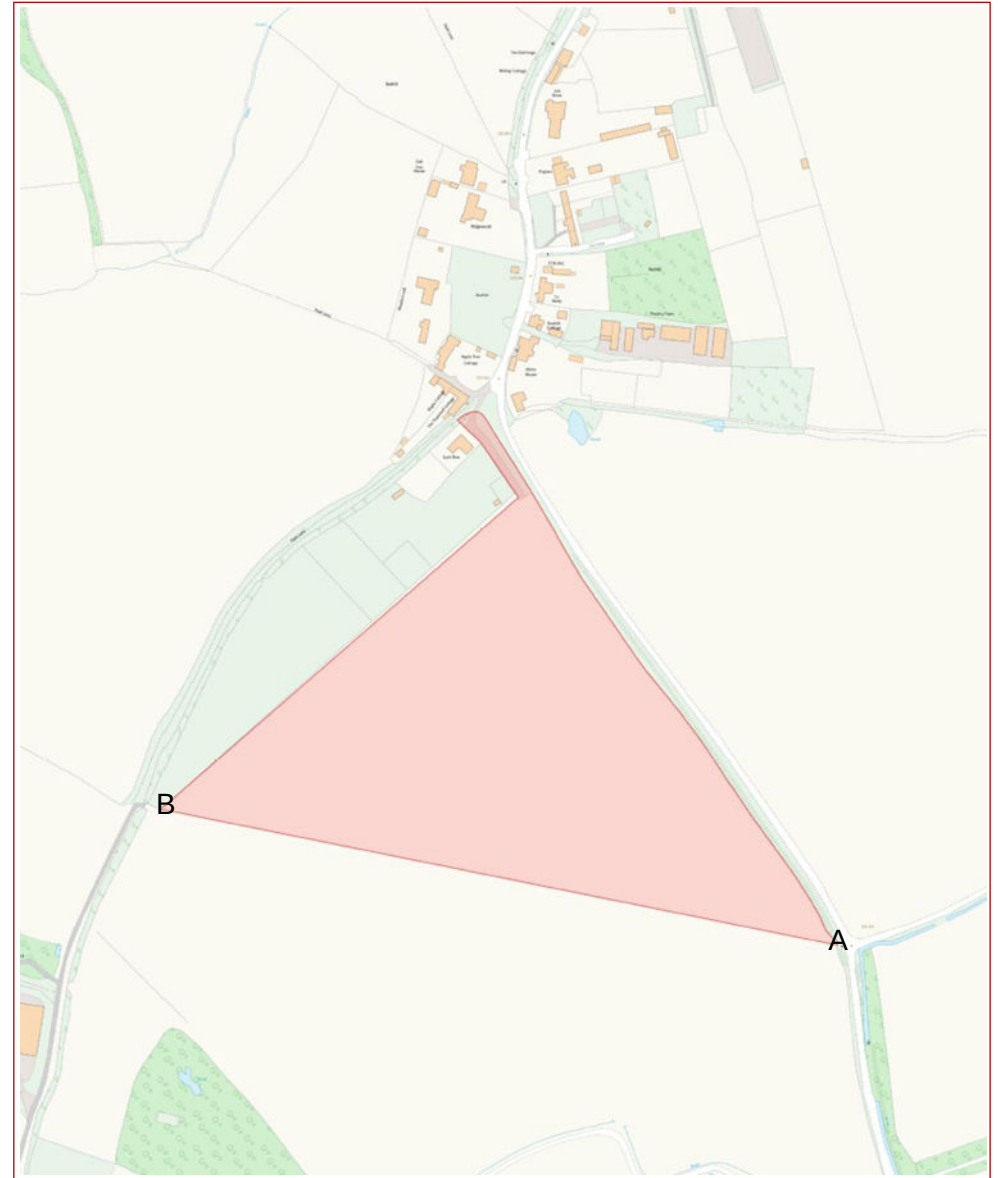
North Herts District Council.



IMPORTANT NOTICE

Weldon Beesly, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of face. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Weldon Beesly have not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise. 3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is/are responsible for making their own enquiries in this regard. 4. Particulars of sale prepared in July 2025 and photographs taken in June 2025. 5. If there is any point you need clarification on, please contact the office in the first instance to avoid a wasted journey to the property.



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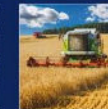
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