

DIXIES MEADOW

High Street, Ashwell, Baldock, Hertfordshire, SG7 5NS



Key Highlights

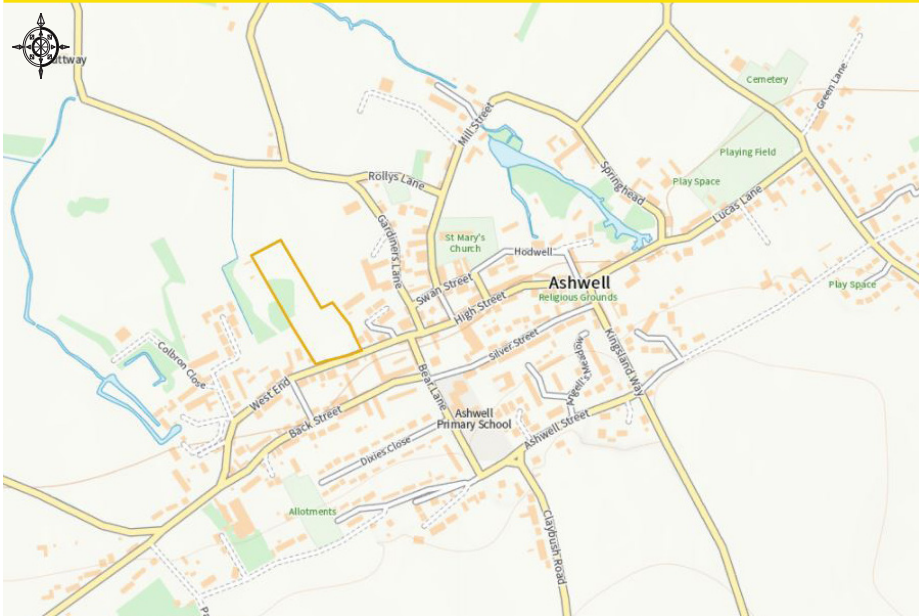
- Extends to approximately 3.25 acres (1.32 ha)
- Comprises meadow land
- Central location in Category A village
- Inviting all enquiries by way of informal tender by **12 noon on Friday 12th March 2021**

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Overview

On behalf of the Landowner, Savills (UK) Ltd is pleased to offer for sale the freehold interest in Dixies Meadow, High Street, Ashwell, Hertfordshire (hereafter referred to as 'the Property').

The Property comprises meadow land and extends to approximately 3.25 acres (1.32ha).

The method of disposal is by informal tender with a bid deadline of **Friday 12th March 2021 at 12 noon**. We are inviting all enquiries, with preference for conditional offers.

Location

The Property is located in Ashwell village, a village in North Hertfordshire district, approximately 3.4 miles north of Baldock, 5.4 miles west of Royston and 6.9 miles east of Biggleswade. The village is considered sustainable, comprising a single form entry primary school, village hall, museum, three public houses, nursery and recreational playing grounds.

The Property is located to the north of Ashwell village and to the north of Ashwell High Street. It is bound by the High Street to the south, residential dwellings of varying age and style to the east and west and further meadow land to the north.

Description

The Property extends to 3.25 acres (1.32 hectares) in total and currently comprises meadow land. The western boundary of the Property is well defined with mature hedgerow with the remainder of the land looking out onto fields towards St Mary's Church.

Planning

Our informal enquiries show that the Property comes under the planning jurisdiction of North Hertfordshire District Council. The current planning policies are contained within the Saved Policies of the District Plan No.2 with Alterations (2007). NHDC are in the process of adopting a new Local Plan to replace the 2007 Saved Plan which will cover the period 2011-2031.

Ashwell is considered a Category A village in which general development is allowed within the defined settlement boundaries. The southern half of the Property falls within North Hertfordshire Conservation Area and within the settlement boundary. The remainder of the Property falls outside of these designations. We note that there are various heritage assets located along the High Street, the most notable are located opposite, Dixies Farmhouse and Dixies The Old Cottage, both of which are Grade II Listed. The Draft Ashwell Neighbourhood Plan 2020 identifies Dixies Meadow as a Visual Character Area.

Tenure / Vacant Possession

The Property is offered freehold with vacant possession. The Property is registered under title number HD591569. A copy of the land registry documentation can be.

Rights of way

The purchaser will be obligated to provide an adoptable road and services up to the northern boundary with right of access and connections reserved by the Vendor

Ransom Strip

A 1 metre wide ransom strip will be retained by the Vendor along the western boundary.

Bids

Offers are invited via informal tender by **12 noon on Friday 12th March 2021**. Email offers will be acceptable, addressed to rebecca.saunders@savills.com and jcbates@savills.com

The Vendor will not be bound to accept the highest or indeed any offer and may withdraw the Property from the market at any time.

The following is to be submitted as part of any bid:

- Type of offer
- Proof of funding
- Confirmation that a 10% deposit will be paid on exchange of contracts
- Outline of board approval process
- Details of Solicitors to be instructed
- Detailed of anticipated purchase timetable
- Detail of track record and any nearby land interests
- Purchaser to provide a legal undertaking to cover reasonable abortive legal costs.

As part of the Heads of Term process, we will set out a detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved.

Contact

Rebecca Saunders

Rebecca.saunders@savills.com
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07870 183 420

Justin Bates

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IMPORTANT NOTICE

Savills and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party.

Please be aware that all plans are subject to the purchaser's surveys and due diligence.

Designed and Produced by Savills Marketing: 020 7499 8644 | November 2020