



Land Off Sharpenhoe Road, Barton Le Clay, Bedfordshire MK45 4SE

WALDENS ESTATE AGENTS



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Guide Price £450,000

An outstanding opportunity to acquire 5.2 acres of exceptional land with stables, benefiting from direct road access off Sharpenhoe Road, in the highly sought-after rural fringe of Barton-Le-Clay. Set in a desirable countryside location, this versatile parcel of land presents a rare chance for discerning buyers—ideal for equestrian use, leisure, or potential future development (subject to necessary consents). Offering both privacy and accessibility, this is a truly unique opportunity in one of the area's most attractive semi-rural settings.

- Council Tax Band TBC
- Energy Efficiency Rating



The land offers a unique opportunity for discerning buyers. With access from Sharpenhoe Road (nearest postcode MK45 4SE), the land enjoys the perfect blend of countryside charm and convenient connectivity.

Ranging from approximately 0.5 to 0.8 acres, this present an exciting prospect for a variety of uses (subject to planning), whether you're an investor, self-builder, or looking to secure land for future development.

Please call the auctioneer for full details and to discuss a pre auction purchase.

Details of Auctioneer-Barney Estates and Auctioneers, London

Baltimore House, Juniper Drive, London, SW18 1TS. Tel- 020 8432 7330

Sharpenhoe Road is renowned for its peaceful, semi-rural setting while being moments from the village centre and only a short drive to key transport links. The area is favoured by professionals and families alike, drawn by its spacious homes, excellent school catchments, and strong local amenities.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

All dimensions/measurements are approximate





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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.