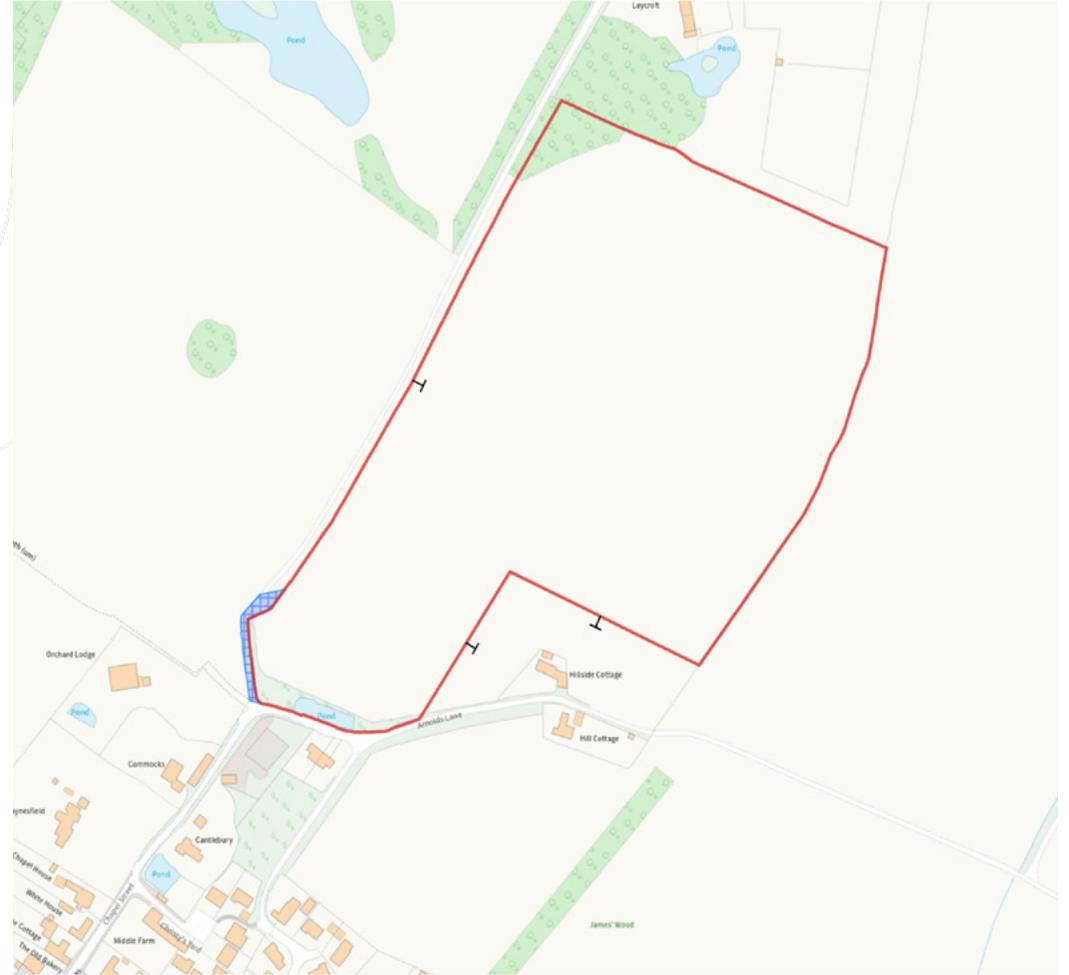
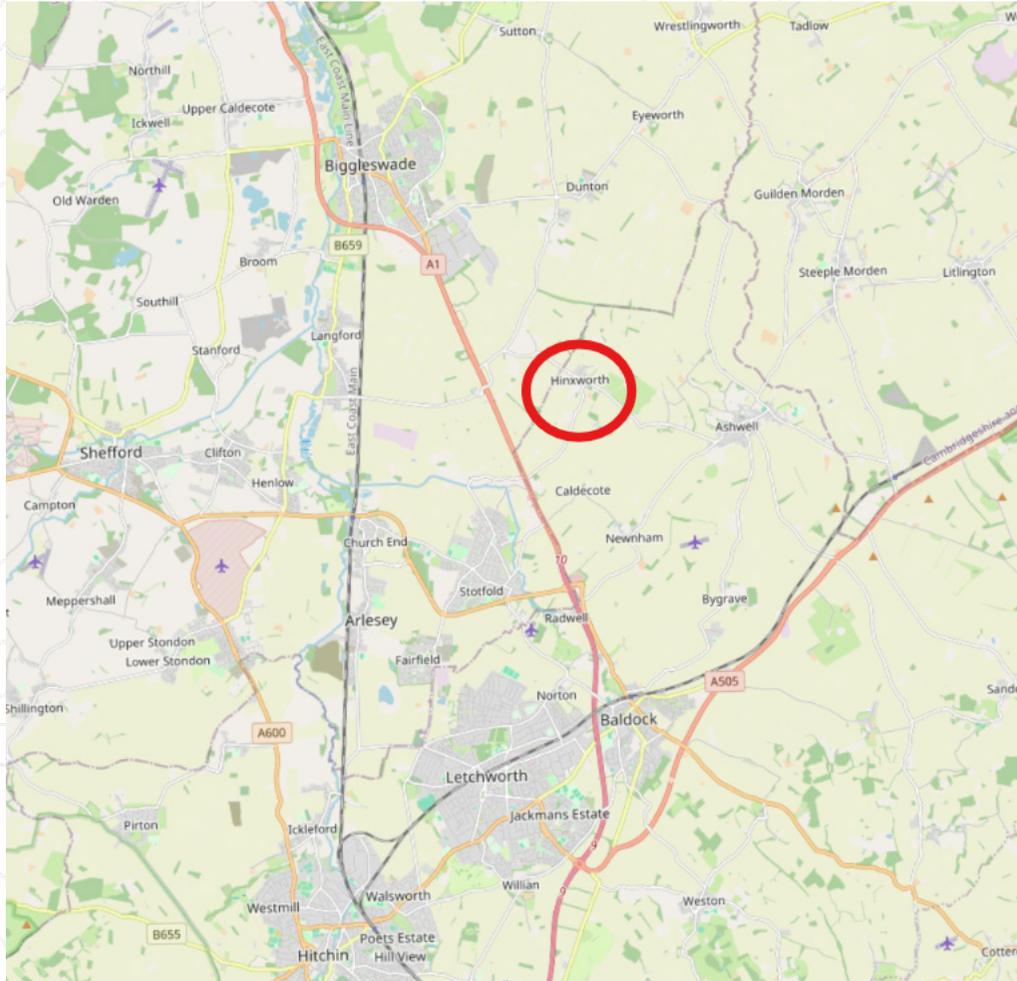




LAND FOR SALE
MANOR FARM, CHAPEL STREET, HINXWORTH,
BALDOCK SG7 5HN.

LOCATION MAPS



LAND AT MANOR FARM, CHAPEL STREET, HINXWORTH, BALDOCK SG7 5HN.

VENDORS' AGENT



SWORDERS

Sworders, The Gatehouse,
Hadham Hall, Little Hadham, Ware,
Herts, SG11 2EB

T: 01279 77 11 88

E: Jeremy.Pidgeon@sworders.com

VENDORS' SOLICITORS



LONGMORES

24 Castle Street
Hertford
SG14 1HP

T: 01992 300333



The land comprises circa 8.80 hectares (21.74 acres) of productive arable land, along with a small spinney to the north, situated to the north of the village of Hinxworth, Baldock, in a well-regarded farming area. This parcel forms the eastern section of the wider landholding registered under Title Number HD509777. The land benefits from good access off Chapel Street to the south, and is currently farmed in an arable rotation.

- Total site area approximately 8.80 hectares (21.74 acres)
- Located in a rural position to the north of Hinxworth village
- Good access to the local road network, including links to the A1(M)
- Approximately 6.5 miles from Baldock and Letchworth Garden City to the south and 9 miles from Hitchin to the southwest
- Offered freehold with vacant possession upon completion

OFFERED AS A WHOLE

VIEWING STRICTLY BY APPOINTMENT





THE SITE

The land extends to circa 8.80 hectares (21.74 acres) of arable land, including circa 0.15 hectares of spinney, and is currently in arable cultivation.

The land is classified as Grade 4 under the Agricultural Land Classification (ALC) and is of a broadly flat and regular shape, making it well suited to continued agricultural use. Given its rural location and access, the land may also offer potential for equine or other alternative uses, subject to obtaining the necessary planning consents. The boundaries are generally well-defined by mature trees and dispersed hedging, however are unfenced.

ACCESS

Access to the land is taken along a private drive directly from Chapel Street. A right of access across the vendor's retained private access, shaded blue on the sales plan, will be included as part of the sale.

CROPPING

– spring barley 2023, beans 2024, winter wheat 2025

BASIC PAYMENT SCHEME, STEWARDSHIP AND SFI

Delinked payments are not included in the sale. There are no other stewardship schemes over the land.

LOCATION

Nearby towns such as Baldock, Hitchin, Biggleswade, and Letchworth Garden City provide a mix of character, convenience, and essential services including supermarkets, pubs, schools, and train stations with direct connections to London.

The site lies just off Chapel Street in Hinxworth, approximately 4 miles north of Baldock, 5.6 miles northwest of Hitchin, and 8 miles southwest of Biggleswade. The surrounding road network is well connected, with the A1(M) located approximately 2.8 miles to the west, offering efficient transport links to London and the wider region.



Access - ///asset.refuses.huddling
Centre of field - ///driver.fluffed.reclaim

FURTHER INFORMATION

ADDITIONAL INFORMATION PACK

Further details regarding the property are contained in the additional information pack available on request via Sworders' Dataroom. We advise that all interested parties make themselves fully aware of the content therein.

SERVICES

The purchaser is to make their own enquiries in relation to the suitability and capacity of the current services.

TENURE AND OCCUPATION

The land is available freehold with vacant possession on completion.

METHOD OF SALE

The land is offered for sale by private treaty as a whole.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, fishing, timber and mineral rights are included in the sale as far as they owned by the Vendor.

OVERAGE

The land is sold without overage.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to and with the benefit of all existing rights of way, rights of access, wayleaves and easements, whether or not specifically referred to in these particulars.

BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any boundaries.

LOCAL AUTHORITIES

Hertfordshire County Council - 0300 123 4040
North Hertfordshire District Council - 01462 474000

VAT

The sale will not attract VAT, however the Vendors reserve the right to charge VAT in addition to the purchase price on the whole of the land, should this become necessary.

DIRECTIONS

From J10 of the A1(M), take the A507 westbound towards Baldock. After approximately 1 mile, at the roundabout, take the third exit to stay on the A507, following signs for Stortford and Hinxworth. Continue on the A507 for around 2.5 miles, then turn right onto New Inn Road, signposted for Hinxworth.

Follow New Inn Road into the village, continuing straight as it becomes High Street and then Chapel Street. After approximately 0.4 miles, the entrance to Manor Farm will be on your left-hand side.

VIEWING

Strictly by appointment with the Vendors' Agent.
T: 01279 77 11 88E: post@sworders.com

IMPORTANT NOTICE

Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility, and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings has been tested, and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office. Crown Copyright Reserved.

ANTI-MONEY LAUNDERING & OTHER REGULATIONS

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and the address to the Selling Agents.

Photographs taken: July 2025
Particulars prepared: August 2025



The Gatehouse, Hadham Hall, Little Hadham, Hertfordshire, SG11 2EB

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