



Priestly Farm

Flitwick, Bedfordshire

Carter Jonas

Priestly Farm Church Road Flitwick Bedfordshire MK45 5AN

Mixed equipped residential farm available as a whole or in Two Lots.

Priestly Farm is a mixed equipped holding, located on the edge of Flitwick, which includes a range of buildings suited to a variety of uses. Priestly Farm is being offered to the market by Central Bedfordshire Council.

In all extending to approximately 206.50 acres available as a whole or as Lots. Lot 1 extending to 91.61 acres and Lot 2 extending to 114.89 acres.

The Property is to be let as a Whole or in Lots by informal tender.

Interested parties are asked to submit their tenders via email to holly.shaw@carterjonas.co.uk marked clearly as 'Priestly Farm Tender' by 12 noon on Tuesday 2nd June 2026. Informal tenders should be submitted subject to contract and any other conditions on which the informal tender is made should be specified.

Applicants are encouraged to provide as much detail as possible on their covering letters and application forms.



Location

The holding is accessible from Church Road, Flitwick.

The holding is set approximately 1.8 miles from Flitwick.

The town of Bedford is some 12.5 miles to the North, whilst the town of Milton Keynes is 13.8 miles to the West.

The holding benefits from good road connections including the M1, A421 and A507.

Property

The Property consists of approximately 206.50 acres as a whole. The holding is available as a whole or in Lots as outlined below:

Lot 1 - 91.61 acres including farmhouse and range of agricultural buildings.

Lot 2 - 114.89 acres and buildings.

The land is currently a mix of permanent grassland and arable cropping.

Farmhouse

Priestly Cottage is brick built, detached and arranged over two storeys. The ground floor is comprised of an open plan kitchen/dining room, utility, flexible living space and WC. On the first floor there are 4 well-appointed bedrooms, two bathrooms and a study.

It will be a requirement of the tenancy agreement that the farmhouse is occupied by the tenant as their main dwelling and they are not to take in any lodgers other than immediate family without the landlord's consent.

The farmhouse will be available to occupy from the start date.



Floor plan

Priestly Farm
Church Road
Flitwick
Bedfordshire
MK45 5AN

Approximate area:
2189 Sq Ft / 203.3 Sq M



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Farm Buildings

The farm buildings are situated in the yard, set back from the road. They comprise a range of structures suitable for multiple uses. The farm has previously been used to support livestock. See the building plan for more information.

Building	Description
Outbuilding 1	Portal framed building with mixed surface floor under a pitched roof
Outbuilding 2	Steel framed Dutch barn with mixed brickwork and metal clad walls and metal roof
Outbuilding 3	Traditional brick built building with slate roof
Outbuilding 4	Concrete portal framed building with brick infill panels
Outbuilding 5	Timber framed building with earth floor and metal cladding
Outbuilding 6	Concrete framed general purpose building
Outbuilding 7	Concrete framed general purpose building
Greenhouse	Metal framed greenhouse



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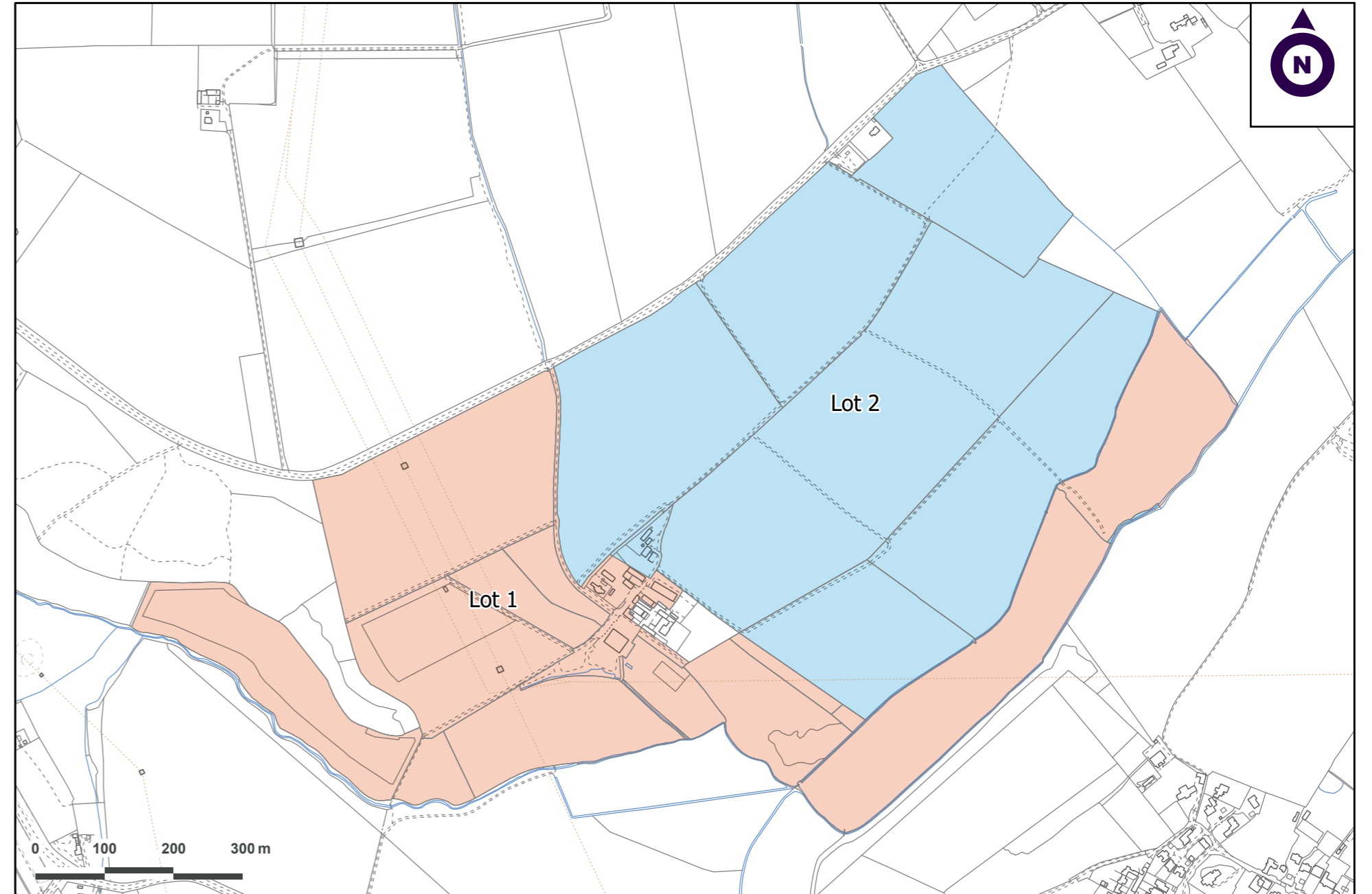
Land

The holding extends in total to 206.50 acres being a mix of permanent pasture and arable land.

Mainly classified as being Grade 3 on Natural England's Agricultural Land Classification map for the East Region. The land is a combination of Soilscape 6, 8 and 20 making it suited to grassland and arable use.

Lot 1 - 91.61 acres including farmhouse and range of agricultural buildings.

Lot 2 - 114.89 acres and buildings.



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Method of Letting

The farm is offered to let by Informal tender as a Whole or in Two Lots on a 10 year Farm Business Tenancy to commence on 29th September 2026 on a fully repairing and insuring basis.

Tenders to be submitted by 12 noon on Tuesday 2nd June 2026. A tender information pack is available from the Agents.

Diversification proposals and opportunities identified within the application that add value to the holding will be considered positively. The incoming tenant will be responsible for obtaining any necessary planning consents.

Consideration will be given by the Landlord to tenders from new and recent entrants to agriculture.

Following receipt of tenders a shortlist of applicants will be invited to interview.

Each party to bear their own legal costs. The incoming tenant will be required to register the lease with the Land Registry and pay any necessary Stamp Duty Land Tax that may be payable.

The Landlord and their Agents will not be bound to accept either the highest or any offer for the farm.

Tenders should outline a given sum for the total annual rent offered and should not be made by reference to other tenders.

Tenure & Possession

The land, house and buildings will be available to be let from 29th September 2026.

The holding/holdings will be subject to part termination clauses for any non-agricultural purpose from the fourth anniversary of the start date by service of at least 12 months notice. There will be no upper limit to the area that can be terminated under this clause.

Repairing and Insurance

The tenancy agreement will be on standard full repairing and insuring terms.

Holdover & Early Entry

Early entry may be granted by agreement with the outgoing tenant.

Environmental Schemes

The land is not subject to any environmental stewardship agreements. The landlords consent will need to be provided before any schemes are entered into.

Nitrate Vulnerable Zone

The site is within a Nitrate Vulnerable Zone (2025-2028).

Outgoings

The Tenant will be responsible for all outgoing in respect of the Holding during occupation.

Services

Details of the services are available in the further information pack.

Rent Payment

The rent will be paid quarterly in advance in each year, with the first payment being made on the signing of the FBT.

Information Pack

An information pack is available from Carter Jonas LLP.

Wayleaves, Easements & Rights of Way

A right of way for access to Priestly Farmhouse & Paddock is retained as part of any letting to Central Bedfordshire Council and their future tenants of this area or any other parties authorised by them. If the holding is let in two lots access will be shared over the areas outlined in the access plan in the information pack.

Health & Safety

Potential applicants are required to take particular care when inspecting the property and are requested to wear supportive footwear for viewings. Potential tenants should be mindful of machinery and livestock movements and of potentially uneven and slippery ground conditions.

Irrigation

No water abstraction is available on the Property.

Sporting, Timber & Mineral Rights

Not included.

EPC Rating

46 E

Council Tax

The house is currently registered as two properties for the purpose of Council Tax. The current council tax band is E and C. Central Bedfordshire Council are seeking to have the property re-rated as one property.

Local Authority

Central Bedfordshire Council
www.centralbedfordshire.gov.uk

Directions

Church Road, Flitwick, MK45 5AN

Viewings

A viewing day is to be held on Tuesday 19th May 2026 between 10-3pm. To register for viewing please email Holly Shaw holly.shaw@carterjonas.co.uk, or Amy Tibbits amy.tibbits@carterjonas.co.uk. Viewings are not permitted at any other times



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Northampton

01604 608 200 | holly.shaw@carterjonas.co.uk

01604 608 200 | amy.tibbits@carterjonas.co.uk

The Maltings, Unit 2, Blisworth Hill Business Park, Stoke Road,
Blisworth, NN7 3DB

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk

One Chapel Place, London, W1G 0BG

Important Information

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