



Town Farm

Milton Bryan Bedfordshire

**Carter Jonas**

## Town Farm South End Milton Bryan Milton Keynes MK17 9HS

### Exciting opportunity to let an idyllic pasture farm with useful buildings and an excellent family home.

Town Farm is an idyllic property consisting of 34.45 ac of land with a detached 4 bedroom farmhouse and useful farm buildings. The property has come to the market for reletting for the first time in over 50 years.

Carter Jonas are pleased to accept tenders from interested parties to take on the property for medium to long lets.

The property lends itself to a range of uses, including but not limited to: leisure, equestrian and agricultural. (subject to planning consent, where change of use is required). The owners of Town Farm are the trustees of a village charity. They will prioritise applicants who show sensitivity to integrating with the existing character of the village.

To be let subject to tender.

In all extending to 34.45 acres.

To be let as a single lot, subject to a tenancy of between 5-10 years.



### Location

Milton Bryan is a small village located in the heart of Bedfordshire, on the edge of the Woburn Estate, offering a peaceful and rural environment while remaining well connected to larger towns such as Milton Keynes, Leighton Buzzard and Bedford. The village benefits from local amenities including a charming pub, village hall, a church, a cricket club and lovely countryside walks. The property is also within easy reach of major road links, including the M1 (2.5 miles), trains from Harlington Station to London (45 minutes) and is serviced by local bus routes.

### Farmhouse

The Farmhouse, extending to 1894sqft is a pretty property, set well within its plot. The property benefits from 4 bedrooms with two en suites and a well fitted family bathroom. On the ground floor of the property, there is a useful kitchen with a large butlers sink, dining room, sitting room and utility room. All ideally suited for family use.

The farmhouse also benefits from the beautiful and well-kept garden which would be an excellent place for leisure. There is a wide range of plants and lawn area.

There is ample parking for cars, with the potential for garaging.

### Farm Buildings

The Property has a comprehensive range of modern farm buildings, suited to livestock, equestrian and storage uses. This includes a farm workshop, livestock sheds, storage sheds, and smaller outbuildings for storage and alternative uses farmhouse.

In the past some of the buildings have been used for light industrial uses and storage and have made an excellent base for a successful contract farming business.

### Land

The land extends to 34.45 acres. The land is grade 3 and wholly used for pasture, consisting of three large fields. There is also a large yard area. The land has been kept in great condition and falls away from the farmstead with a farm track following the northeastern edge.

The fencing has been kept in good condition and partitions the fields into useful enclosures which are ideal for agriculture or equestrian uses.



© Crown Copyright and database rights 2025 OS 100004458



## Tenancy Agreement

To be let as a single lot, subject to a tenancy of between 5-10 years.

## Tender

If interested parties wish to submit a tender they must complete and sign the tender form attached, providing best and final offer of rent and the proposed use, and return to Mr Charlie Bott, Carter Jonas, Mayfield House, 256 Banbury road, Oxford, OX2 7DE by March the 17th 2025

## Environmental Schemes

The letting does not include BPS entitlements. The land is not currently subject to any agri-environment schemes.

## Fixtures & Fittings

A list of fixtures, fitting and furnishings and equipment together with a stocktake of consumables will be made available on request.

## Services

The property has mains water and electricity supplies connected. Heating is via oil and drainage is to a private system. For broadband and mobile connectivity please make your own enquiries and refer to <https://checker.ofcom.org.uk>

## Wayleaves, easements & rights of way

The property is leased subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

## Conditions

The Landowner reserves the right not to accept the highest or any offer.

## Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent, nor the vendor takes responsibility.

## VAT

Any rents offered or discussed are inc / exclusive of VAT. In the event that a lease of the property or any lot or part of the property become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the tenant) in addition to the rent.

## Local Authority

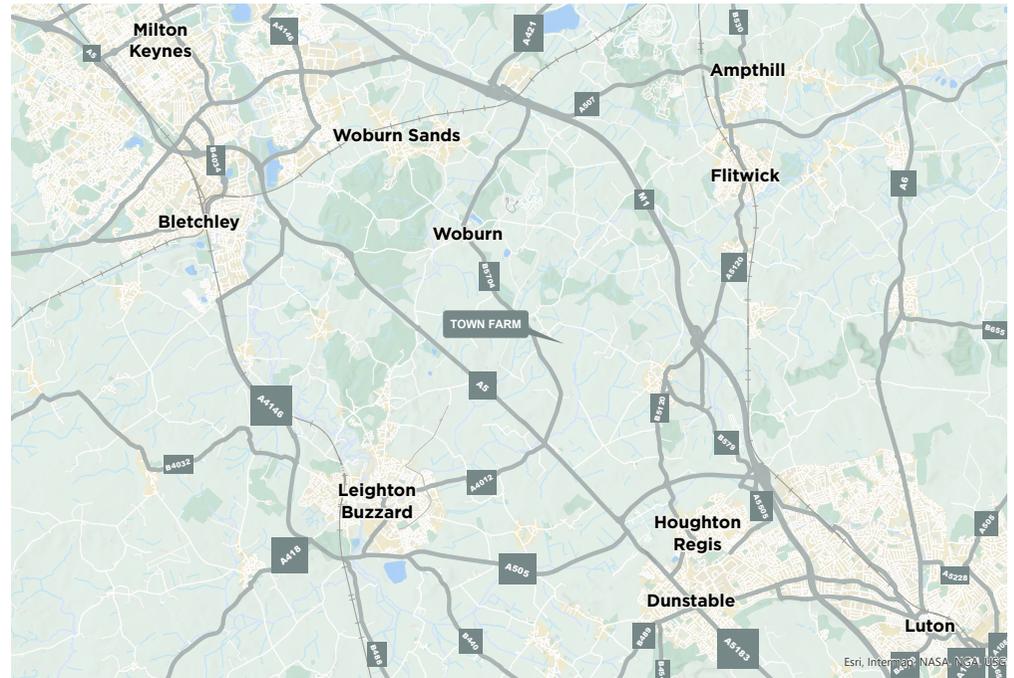
Central Bedfordshire Council  
[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

## Viewings

With the exception footpath access, viewings are strictly by appointment and to be accompanied by the letting agent.



/// eternally.charmingly.grand



## Oxford

07977 915 798 | [charlie.bott@carterjonas.co.uk](mailto:charlie.bott@carterjonas.co.uk)

07775 562 067 | [mark.charter@carterjonas.co.uk](mailto:mark.charter@carterjonas.co.uk)

Mayfield House, 256 Banbury Road, Summertown, Oxford OX2 7DE

## Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.



**Carter Jonas**

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE