

FOR SALE

OUTDOOR EDUCATION CENTRE

DELL FARM, B4540, WHIPSSNADE, DUNSTABLE LU6 2LG

GUIDE PRICE: £900,000



3.47 ACRES (1.41 HA)

Key Information

- Education Centre with potential for alternative community or educational uses
- Accommodation extending to approximately 660 sqm (7,100 sq ft)
- Expressions of interest sought

The Property

Dell Farm is a residential outdoor education centre close to Whipsnade Animal Park and within an Area of Outstanding Natural Beauty, which has been vacant for approximately 3 years.

The entire property comprises a large former farmhouse, a converted barn and outbuildings on a total site area of 1.40 ha (3.47 acres).

Milton Keynes is 23 miles to the north west; London 35 miles to the south east; Leighton Buzzard (direct rail links to London Euston) 8.5 miles to the north east, Luton (direct rail links to London Euston) 9 miles to the east; Luton Airport 10 miles to the east; M1 6 miles to the north east.



The one and two storey former farmhouse has undergone several extensions and reconfigurations over the years, leading to its most recent use as a residential outdoor education centre. The farmhouse comprises the main education centre including sleeping accommodation, education and teaching areas, and a commercial kitchen. In all, the property incorporates 36 bedrooms for overnight stays. In addition, a one bedroom caretaker apartment is situated on the first floor of the farmhouse.

At right angles to the former farmhouse is a converted barn arranged for teaching and indoor activities and to the rear is an agricultural livestock building.

The grounds immediately to the rear of the former farmhouse extend to approximately 0.50 ha (1.24 acres) and are currently arranged for the keeping of small breed livestock, with a number of grass enclosures around a large area of lawn.

The property is connected to electricity, mains water and mains sewerage. Heating and hot water is provided by two oil fired boilers.

Access is from an adopted highway extending from the B4540.

To the north west of the buildings is an area of grazing land extending to approximately 0.65 ha (1.62 acres). There is also a small car park located at the south east corner of the land and adjoining this is the entrance to a man-made cavern that was used in conjunction with the education.

The land is connected to mains water.



