

Wrest Park Parcels 1c & 2

18.35 ACRES OF LAND FOR SALE

Land at Wrest Park, Silsoe, Bedfordshire, MK45 4DP



HIGHLIGHTS

AGRICULTURAL LAND FOR SALE WITH LONG TERM DEVELOPMENT POTENTIAL.

Address: Land at Wrest Park, Silsoe, Bedford, MK45 4DP

Title Number: BD311530

Site Area Parcel 1c: 2.35 Acres

Site Area Parcel 2: 16 Acres

- This site is offered on a freehold basis.
- The site is comprised of agricultural land which is fairly level and is fenced to all boundaries.
- This site has not been allocated, therefore any potential planning would likely be long term.
- The preference is for the parcels to be sold together, however the vendor would consider the sale of the parcels on an individual basis.
- To be sold with a clawback in favour of Homes England.
- The site is located along the A6 in Silsoe.
- Offers are sought on an unconditional basis.



THE LOCATION

This site is located in the village of Silsoe, situated half way between Bedford and Luton. Additionally, London is circa 40 miles away, easily accessible down the M1.

Silsoe's population was 3,424 in 2021 (Census), this is nearly double the 2011 population figures of 1,791. This, as well as nearby new housing developments, indicate it is a rapidly growing area.

The nearby Wrest Park proves to be a popular attraction after its reopening in 2011. Wrest Park is a Grade I Listed 1830s house set in the restored Grade I listed Wrest Park Gardens. The house and gardens are an English Heritage operated site. The park is just out of sight of the property, located on the other side of the A6.

According to Rightmove, properties in Silsoe had an overall average price of £520,966 over the last year. The majority of sales in Silsoe during the last year were terraced properties, selling for an average price of £351,929. Detached properties sold for an average of £723,500, with semi-detached properties fetching £750,000.



CONNECTIVITY AND TRANSPORT

This site is situated in **Silsoe, Bedford**. The site can be accessed off **Barton Road** or off **Park Avenue**. The **A6** separates this site from **Wrest Park**.

The A6 connects Silsoe to Bedford (21 minute drive) and Luton (20 minute drive). While Flitwick station is a 10 minute drive away or 20 minutes on the bus. The following buses run from nearby bus stops (e.g. from Obelisk Way):

- 200 – Biddleswade to Flitwick
- MK1 – Luton to Milton Keynes
- FL4 – Maulden to Milton Keynes



Obelisk Way Bus Stop

1 minute



Bedford

12 minutes

Co-op Food

3 minutes

Luton

13 minutes

Silsoe VC Lower School

5 minutes

Harpenden

22 minutes

Silsoe Village Hall

6 minutes

London

1 hour 4 minutes

Wrest Park

8 minutes

Gatwick Airport

1 hour 35 minutes



METHOD of SALE

Further Information

Tenure - The site is offered on a freehold basis. The site is currently used as agricultural land, there is a Farm Business Tenancy in place. Homes England will be disposing with limited title guarantee, as per policy requirements.

VAT - VAT will be chargeable at the prevailing rate.

Further information is available in a dedicated data room. Please request access below:

[Click Here](#)

The information is provided solely for parties interested in submitting an offer for the acquisition of the property.

Offers

The site is being sold via informal tender. Purchasers are to submit their offer no later than Thursday 8th June 2023.

Offers are sought on an unconditional basis. Prospective purchasers are to provide the following with their offer:

- Proof of funds
- Track record of similar transactions
- The conditions attached to the offer
- Timescales proposed

Offers are to be submitted with any supporting information to:

tenders@homesengland.gov.uk quoting the site name and the tender reference number D23010. Any bids sent to an alternative email cannot be considered.

CONTACT

Inspection

The property may be inspected independently, without the need for an appointment. There are public footpaths that cross the site. Viewers are requested to avoid the crops and to stick to the public footpaths.

All inspections undertaken are done so at the individuals own risk.

We would be delighted to tell you more.

Quiana Higgins

Knight Frank Birmingham Office

T 0121 234 0308

M 07976 669 003

E Quiana.higgins@knightfrank.com

Charlie Steele

Knight Frank Birmingham Office

T 0121 233 6430

M 07811 035 531

E Charlie.steele@knightfrank.com

Wrest Park, Silsoe, Bedford



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