



01480 479072 | anne.mcglinchey@brown-co.com



EXPRESSIONS OF INTEREST INVITED

Land at Biggleswade Road, Pottun, Beds

- With Potential for Care Home Development (STP)
- Site Area – 0.45 Ha (1.11 Acres) Approx.
- Additional Land of circa 0.55 Ha (1.36 Acres) Also Available by Negotiation
- Fully Serviced Site Adjacent to New Residential Development by Kier Living
- Expressions of Interest Invited



Potton

Potton is a small but thriving historic market town of approximately 5000 residents situated in the north-eastern rural corner of Bedfordshire close to the border with Cambridgeshire. It is accessible to Cambridge, Bedford, Stevenage, Milton Keynes etc and is well served by the A1, A14 and A421 trunk roads. Main line stations on the east coast line from Sandy, Biggleswade and St Neots provide access into London Kings Cross in well under an hour.

The historic Georgian Market Square at the heart of the Town provides a wide range of shops and services with the Town Library accommodated in the Clock House. Close by is a Tesco Express, McColl's, Doctors Surgery and Dentist.

The Town also has much to offer in the form of community and sports facilities and activities with many of the latter (including Football, Cricket and Tennis Clubs) being provided at The Hollow which adjoins the development site.

The Site

The site, which has potential for a care home, forms part of a larger area for which planning permission was granted in 2015 for residential development. The approved scheme permits 151 dwellings, a new roundabout and access from Biggleswade Road, an area of employment land, a site for a community hall, and public open space. The main residential part of the overall site was purchased by Kier Living and the development of Kier's "Tall Trees" scheme has been completed.

The site is located less than half a mile from Potton town centre and its picturesque Market square. With a net developable area of 0.45 ha (1.1 acres), the land which is now being offered forms part of the employment allocation within the original scheme.

Planning

As a result of a pre-application planning enquiry made by Central Bedfordshire Council, the potential for a care home scheme on part of the area designated for employment use has received a favourable response on the basis that this use will be an employment generator. An indicative site layout plan which was presented to the planning authority is reproduced within these particulars. This showed a scheme of 60 rooms within a three storey building. The planners expressed possible reservations about the scale of the structure, but the principle of a new care home building was given in principle support.

Whilst the pre-application planning enquiry was positive in the context of the land shown edged red on the plans in these details, the Council is keen to see other employment generating opportunities to be accommodated on the adjoining land to the east which is shown edged blue on the plans. However, a positive indication was provided that in addition to the care home, some assisted living units might be supported alongside commercial accommodation on the adjoining land. The area of this additional land is 0.55 ha (1.36 acres) and this can be included in the sale if required subject to an acceptable combination of uses being identified.

Potential for Residential Development

An alternative scheme for the erection of 20 No. residential units, on part of the overall site has also been discussed with the planners which the Agents believe has potential to receive support.

Access

The main access road through the estate serves the subject land and provides an access spur constructed to adoption standards.

Services

The site is offered on a fully serviced basis, with infrastructure constructed by Kier as part of the Tall Trees development.

Viewing

The site can be viewed from the road frontage.

Enquiries

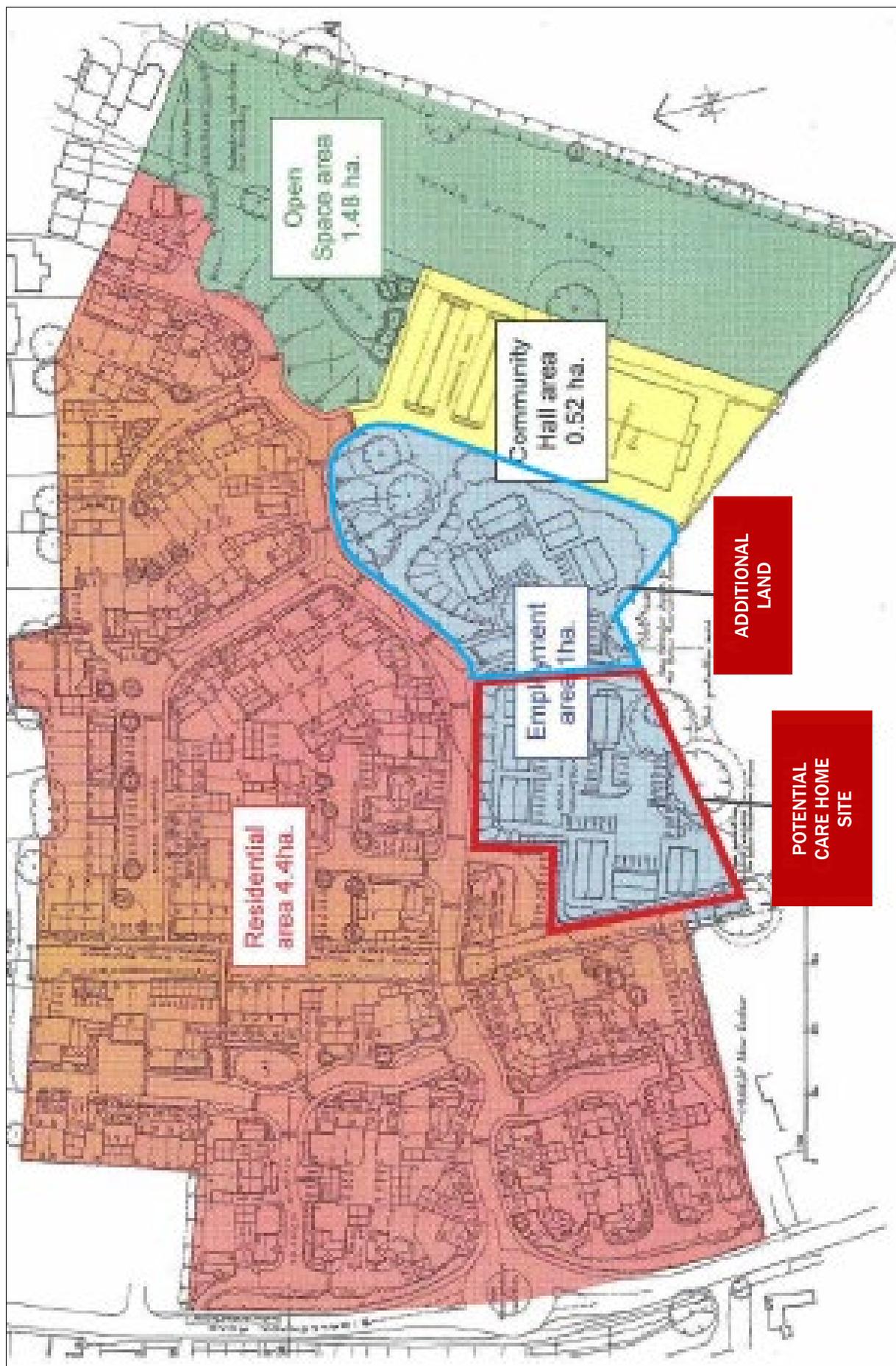
Enquiries and expressions of interest are invited from care home operators and developers. It is envisaged that the site will be sold on a conditional (subject to planning) basis with the selected party to submit the planning application at its expense.

For more information on this interesting development opportunity, please call Anne McGlinchey on 01480 479072 or email:

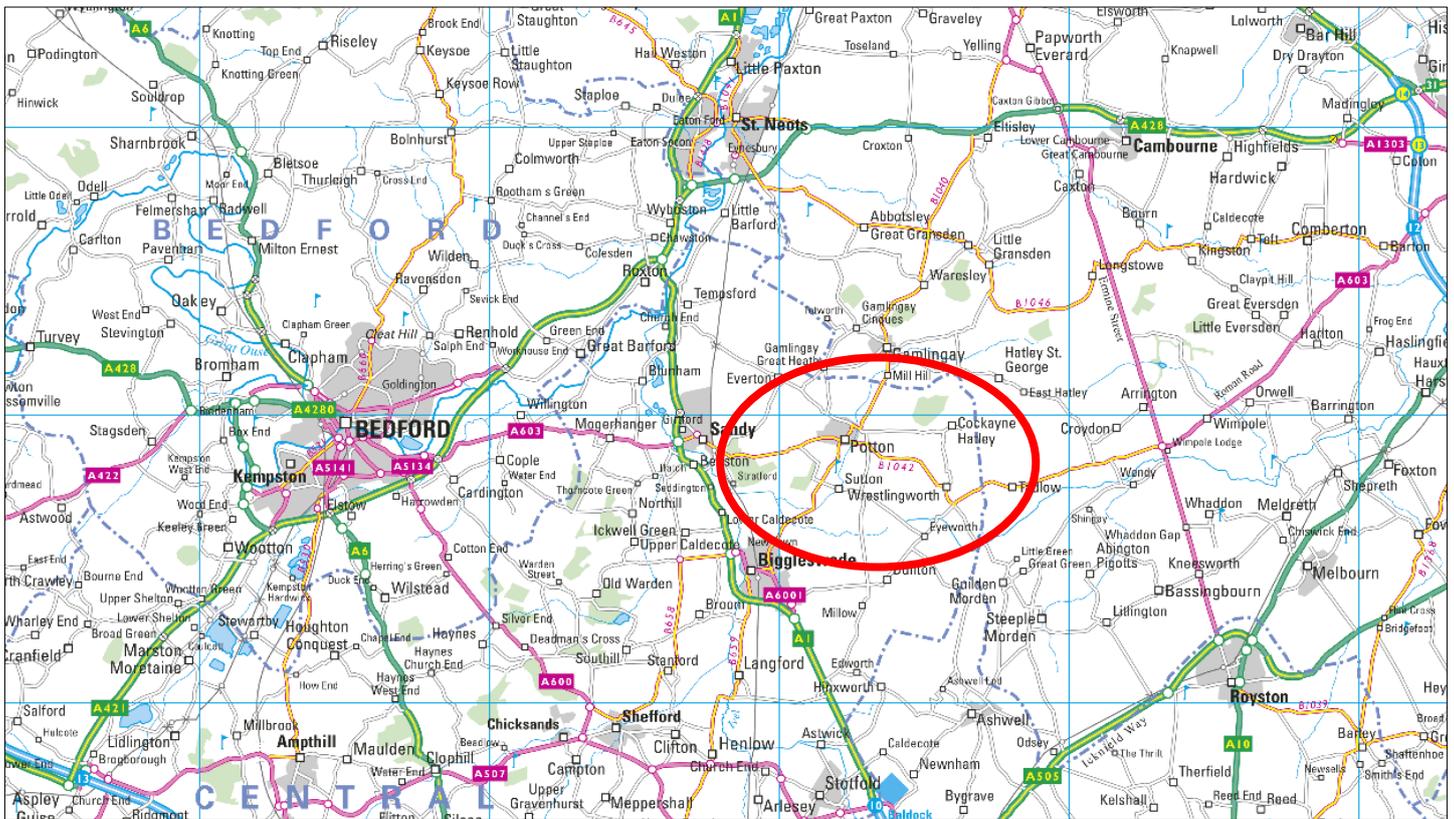
Anne McGlinchey – anne.mcglinchey@brown-co.com

or

David Barford – dhbarford@btopenworld.com







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