



LAND OFF HIGH STREET, OAKLEY, BEDFORDSHIRE

LAND WITH NEIGHBOURHOOD ALLOCATION EXTENDING TO APPROXIMATELY 2.15 ACRES

The Opportunity

- Freehold site within sought after location
- Land Allocated within the Neighbourhood Plan
- Excellent access
- Approximately 2.15 acres

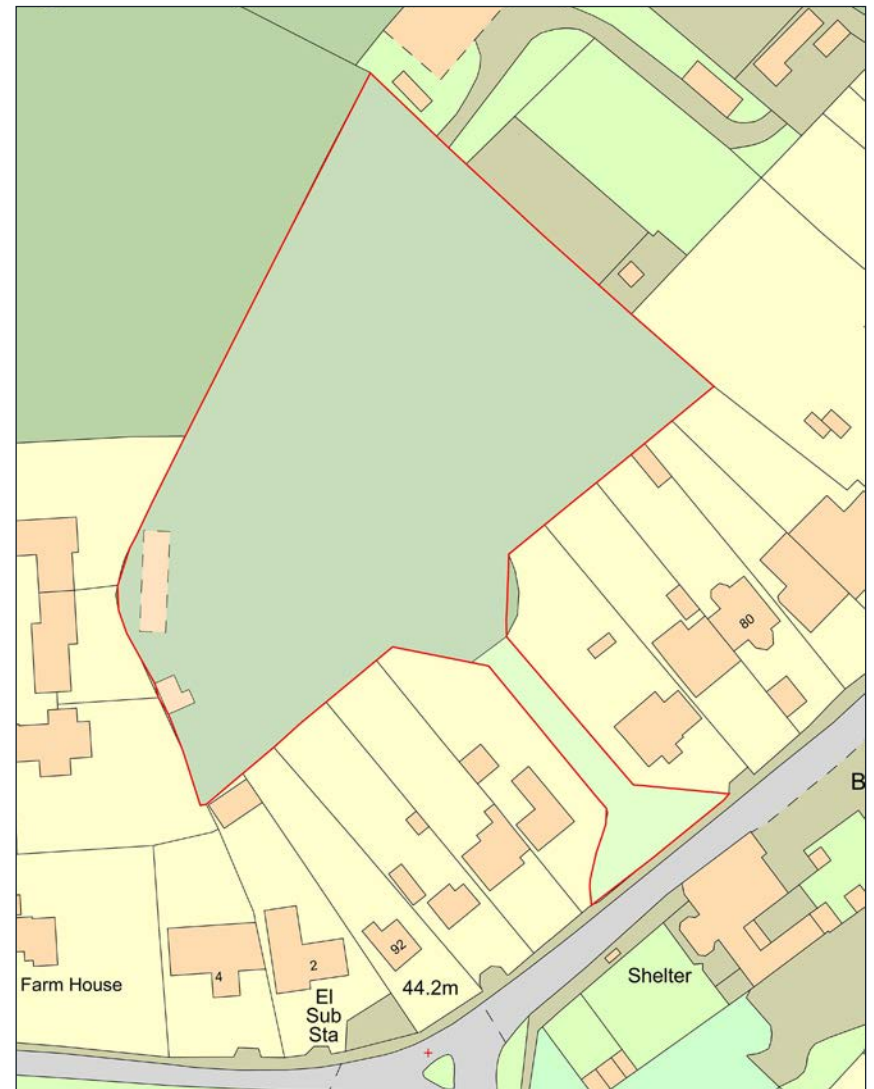
The Site

The land extends to approximately 2.15 acres and is located in Oakley.

Oakley lies by the River Great Ouse and is located approximately 5 miles north west of Bedford Town Centre; 17 miles north east of Milton Keynes; 20 miles east of Northampton; and 16 miles south west of St Neots.

Bedford Train Station is approximately 5 miles from Oakley and provides regular service to London St Pancras in under one hour. Luton Airport is 27 miles south, with around 20 airlines offering approximately 85 routes from the airport.

The village of Oakley benefits from many services including post office/ village shop, a beauty salon, a local pub, a sports and social club, two churches, a café, a day centre for the elderly plus a pre-school and both primary and secondary schools.



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Planning

Oakley is within the administrative boundary of Bedford Borough Council.

The Oakley Neighbourhood Plan was declared “made” by the Borough Council on 23rd March 2020.

The needs of Bedford Borough up to 2030 are outlined in the 2030 Local Plan, to which this Neighbourhood Plan conforms. The Local Plan 2030 sets out that the level of housing required for Oakley is 25-50 dwellings.

The subject land benefits from an allocation within the Neighbourhood Plan for residential development, to help meet the requirement for new housing in Oakley.

The site is known as ‘Site 171 - Rear of High Street, opposite the Bedford Arms.’

The site is not considered to have any significant constraints to development.





Tenure

The property is for sale freehold with vacant possession being provided on legal completion.

The site is registered under the Title Number BD262235.

The sale of the land does not include the Bedford Arms pub or its curtilage. The Title has been split to exclude these areas.

Method of Sale

The freehold interest is to be sold by Private Treaty.

Offers are invited for the whole on both an unconditional and conditional basis.

VAT

The Vendor reserves the right to opt to tax, therefore, VAT might be payable on the purchase price.

Rights of Way, Wayleaves & Easements

The Property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Vendor's Solicitor

Freeths LLP, Milton Keynes, MK5 8HJ
Tel. 0845 271 6731
eleanor.kerr@freeths.co.uk

Local Authority

Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford MK42 9AP

Viewing

The site can be viewed from the highway. No entry onto the land is permitted without prior consent and must be arranged through Gerald Eve LLP.

Contacts

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