



**BNP PARIBAS
REAL ESTATE**

| Real Estate for a changing world

FREEHOLD DEVELOPMENT OPPORTUNITY

(Subject to Planning)

LAND AT FORD END ROAD,
BEDFORD
MK40 4JL



Indicative purposes only (March 2022)

On behalf of:



**BNP PARIBAS
REAL ESTATE**

July 2022

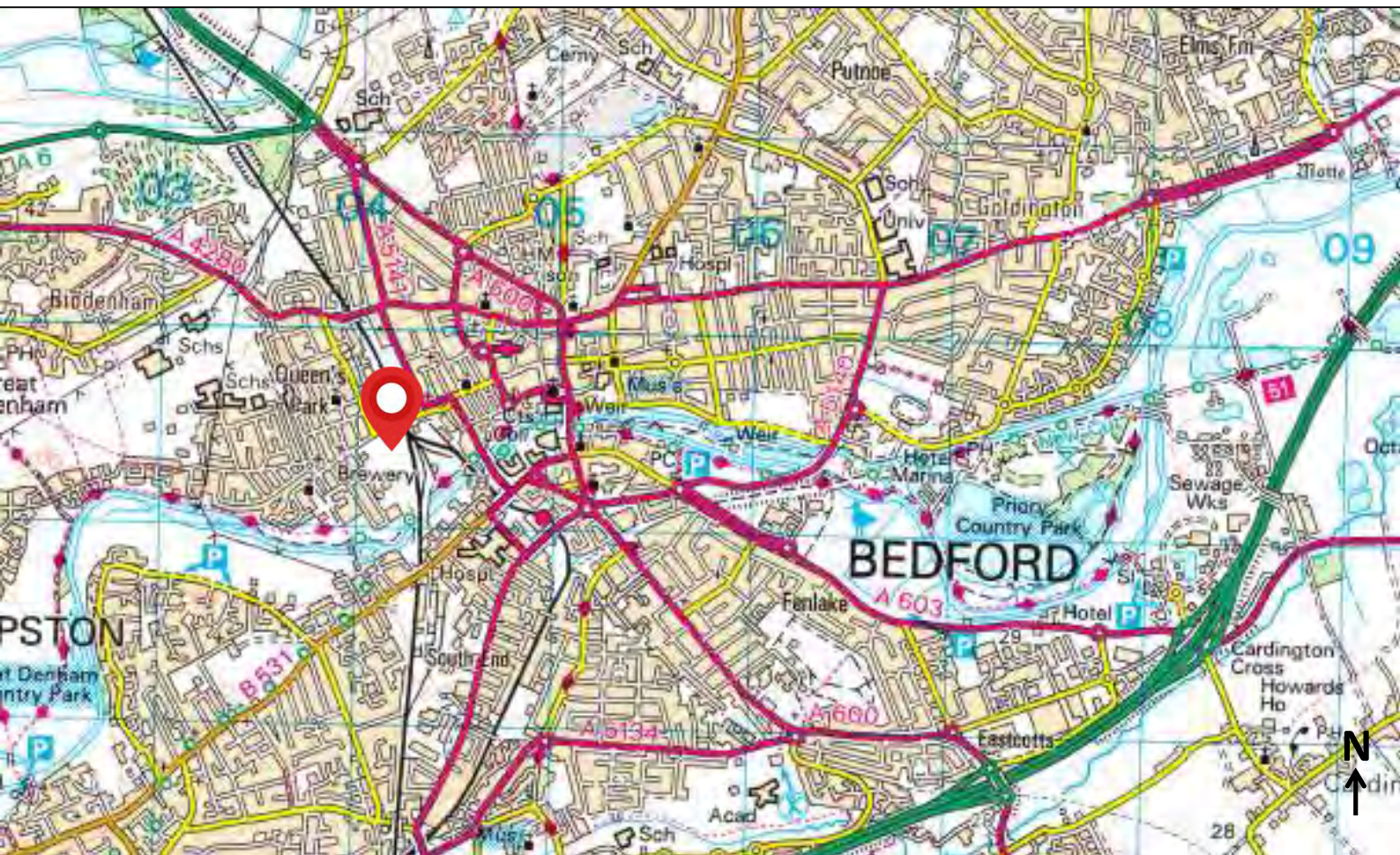
nationalgrid

Ford End Road, Bedford

Freehold development opportunity (Subject to Planning)

OVERVIEW

- 4.71 hectare (11.65 acre) site comprising a former gas works, situated on the south side of Ford End Road.
- Currently the site comprises a mixture of hardstanding areas, a vacant house, unmade ground and areas of overgrown vegetation.
- Approximately 1.1 km (0.7 miles) west of Bedford town centre and 0.8 km (0.5 miles) southwest of Bedford Station.
- Bedford benefits from direct trains to London St Pancras with a journey time of approximately 40 minutes.
- The site is allocated for Development, under Policy 12 in Bedford Borough Council's Local Plan (adopted January 2020).
- The northern parcel has an expired outline planning permission for 154 dwellings and 9,000 sq ft of employment space (Ref: 03/01660/OUT).
- Best offers for the freehold interest are invited by 12 noon on **7th September 2022**.



Source: Bing Maps

Ford End Road, Bedford

Freehold development opportunity (Subject to Planning)

LOCATION / DESCRIPTION

The site is located in Bedford, the county town of Bedfordshire. The town is approximately 27 kilometres (17 miles) north east of Milton Keynes, 35 kilometres (22 miles) south east of Northampton and 97 kilometres (60 miles) north of London. The town is easily accessed from J14 of the M1, via the A421.

The site is situated to the west of Bedford town centre. The surrounding land to the north is predominantly residential with some secondary retail use along Ford End Road. To the east of the site lies vacant land, beyond which sits the main Bedford railway line. To the immediate west of the site lies the Charles Wells Brewery, with the Great Ouse river running south of the site.

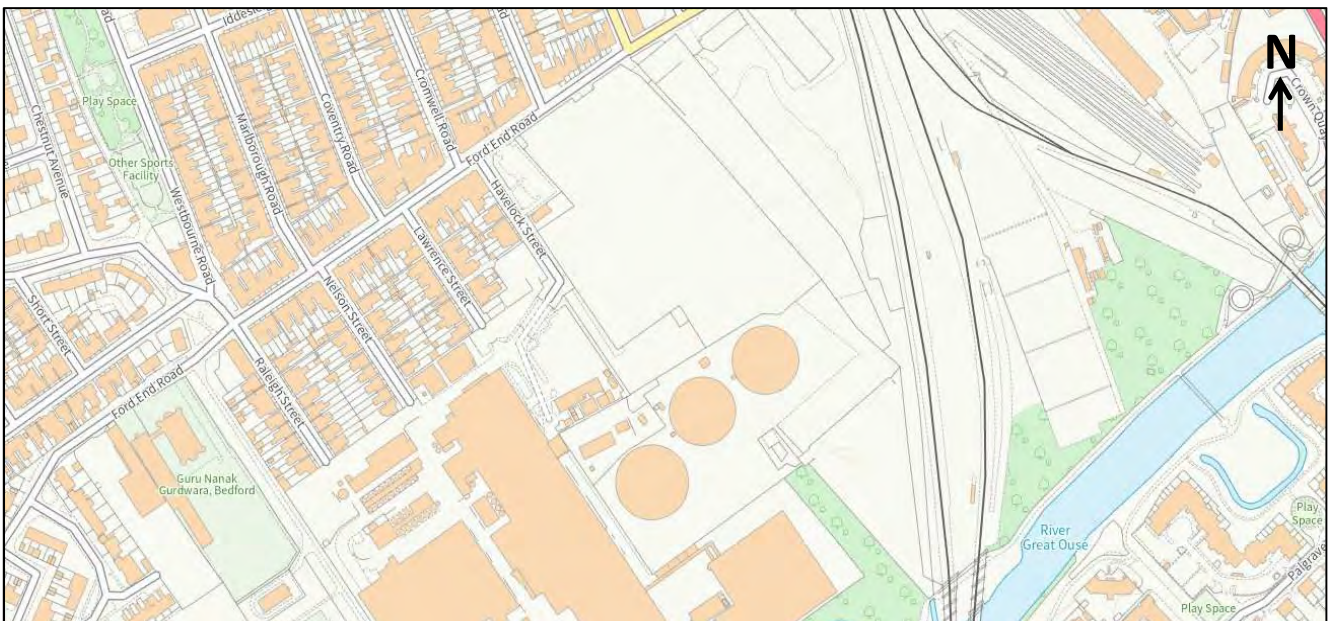
Bedford Train Station is situated within walking distance, 0.8 kilometres (0.5 miles), to the north east of the site, providing direct train services to London St Pancras every 30 minutes. Bedford St Johns station, located 1.6 kilometres (1 mile) to the southeast of the site, provides a direct train link to Milton Keynes.

The total site extends to circa 4.71 hectares (11.65 acres) and is broadly flat and level throughout.

The site is split into two separate titles. The northern parcel is held under title number BD218888 and extends to circa 2.70 hectares (6.68 acres). The southern parcel is held under BD218889 and extends to circa 2.01 hectares (4.97 acres).

The site comprises a mixture of hardstanding and overgrown vegetation with three former gasholder compounds within the southern parcel. A small area within the Property boundary is owned by Cadent Gas Limited.

The primary entrance into the site is located along the northern boundary via double hinged gates, directly off Ford End Road. There is a second access point into the site located along the eastern boundary, off Havelock Street. Cadent Gas Limited also benefit from a right of way over this access.



Source: OS Maps – Not to Scale

Ford End Road, Bedford

Freehold development opportunity (Subject to Planning)

PLANNING

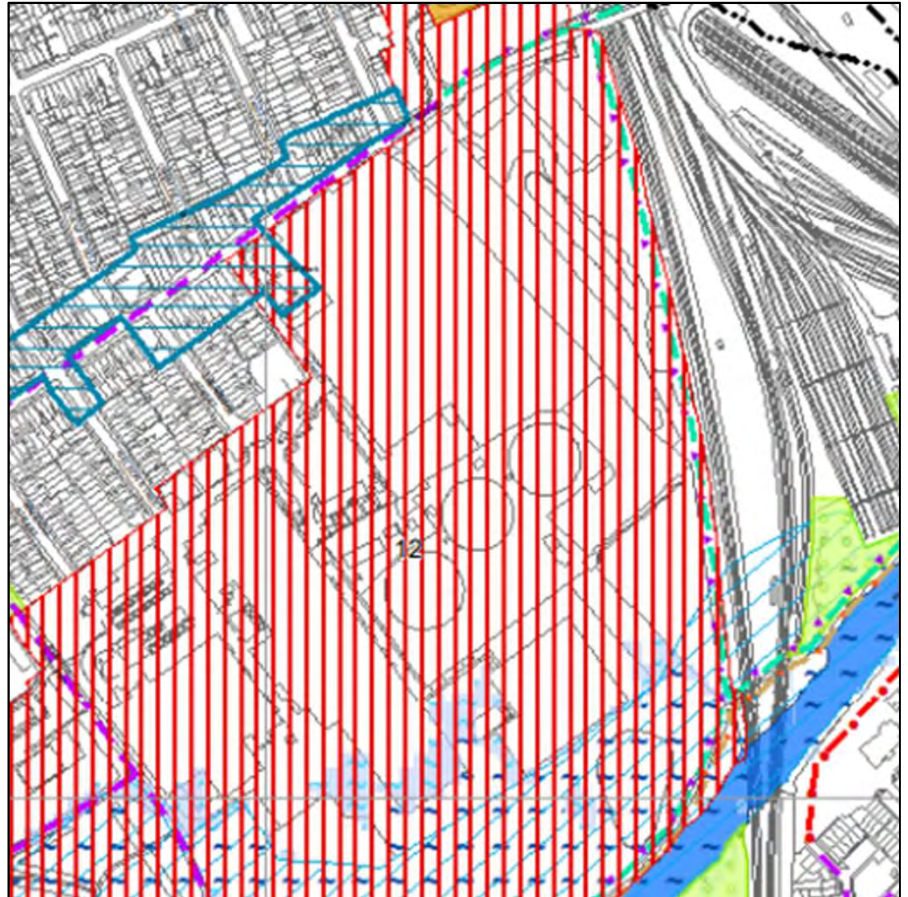
Planning Authority

Bedford Borough Council

Planning Note

Planning Policy within Bedford is determined by the adopted Local Development Framework (LDF). These are a set of documents which inform planning decisions in the Borough.

The site is allocated within the Council's Allocations and Designations Local Plan, adopted in January 2020. The site is allocated for a mixture of Residential, Local Retail, Education and Open Space uses under Policy 12 as *Land at Ford End Road, Bedford*. This policy covers the site as well as the land surrounding it.



Not to Scale – Indicative purposes only
Source: Bedford Borough Council – Policies Map

The site has an expired outline planning permission for 154 dwellings which covered the northern parcel, including 8 live-work units, and 9 employment units (B1 use class) totalling 836 sq. m. (9,000 sq. ft). Planning was granted in December 2003 under the application reference: 03/01660/OUT. A copy of the decision notice and the proposed scheme is enclosed within the Information Pack.

The site is not located within a Conservation Area, however there are a number of TPOs on the site along the northern boundary with Ford End Road – further TPO information is enclosed within the Information Pack.

Ford End Road, Bedford

Freehold development opportunity (Subject to Planning)

SITE PLAN AND TITLE INFORMATION

The site edged blue on the plan below is being offered for sale on a freehold basis. The site is held under title numbers BD218888 and BD218889 by National Grid Property Holdings Limited. The site is subject to various Deeds of Easement, these can be found in the information pack alongside a plan illustrating the extent of the pipeline easement.

ENVIRONMENTAL

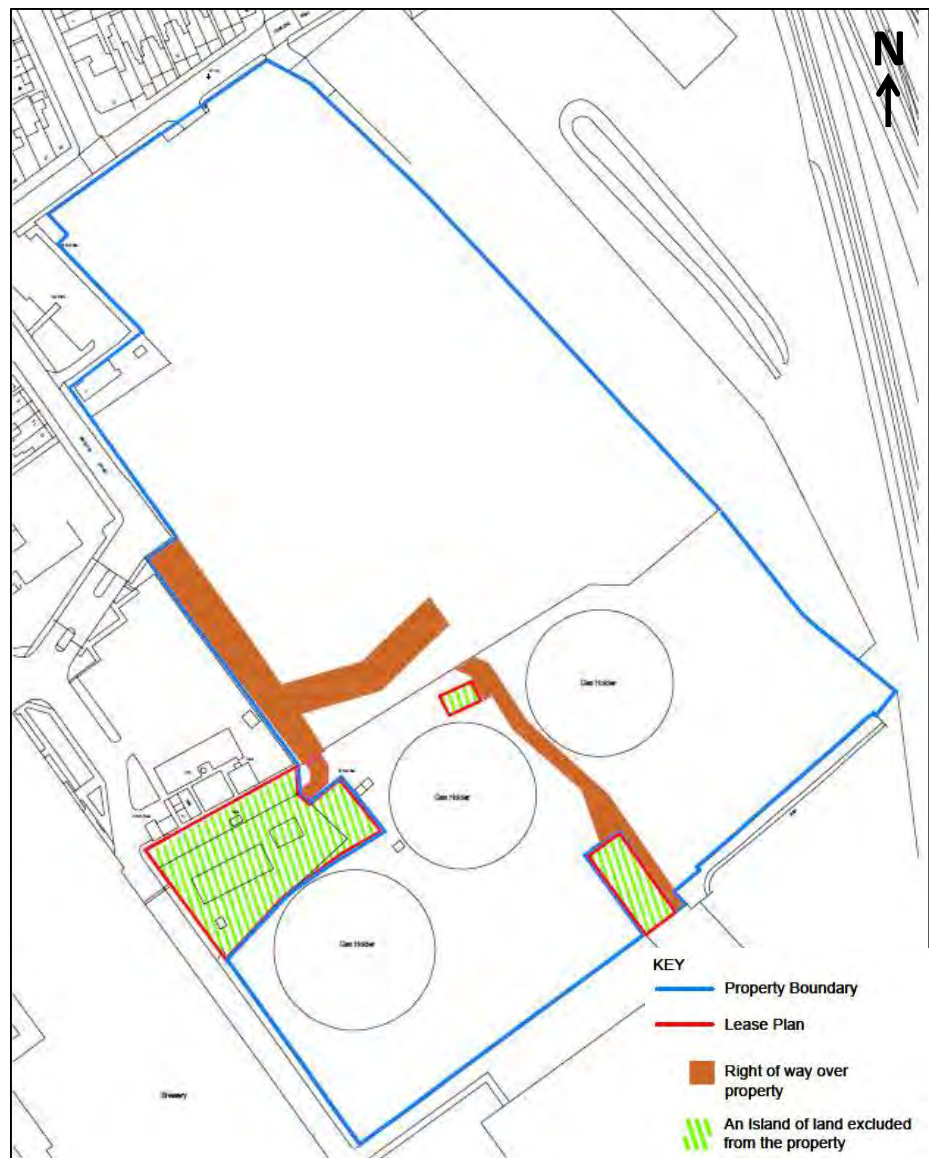
The site has been remediated and associated factual environmental reports are available in the Information Pack.

SERVICES

We have not tested any of the service installations and provide no warranties as to their condition. Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory undertaker.

EASEMENTS

The Information Pack contains the Deeds of Easement and associated Easement Plans. Please use these documents to make your assumptions in relation to the easement widths based on the Deeds.



Not to scale - indicative purposes only

Ford End Road, Bedford

Freehold development opportunity (Subject to Planning)

SITE IMAGES



Aerial view of the Site from the east



Aerial view of the Site from the north west



Existing access from Ford End Road



View from within the site

Ford End Road, Bedford

Freehold development opportunity (Subject to Planning)

METHOD OF SALE

Offers are invited for the freehold interest in the Site. The Vendor's preference is for unconditional offers (subject to contract only), however offers are invited on both an unconditional and conditional basis.

Offers must be submitted via email format to:

Alexander Elsey
alexander.elsey@bnpparibas.com

Offers are to be received no later than **12 noon on 7th September 2022**.

Prospective purchasers are required when submitting offers to provide the following information:

- Offers must be submitted on letter headed paper, stating the purchasing entity;
- The name of your solicitors;
- Full evidence of your financial ability to complete the purchase;
- Details of any conditions attached to your offer and the timescales to discharge them;
- Confirm that you have read and taken into account the contents of the Information Pack;
- Include sales revenue overage, sell-on overage and planning clawback proposals within your offer;
- Proposed payment structure.
- Offer should confirm that the vendors non-negotiable environmental provisions are accepted.

Where an offer is made by an agent it must be accompanied by a letter from their principal outlining and confirming the basis of the offer made. The vendor does not undertake to accept the highest or any offer submitted.

FURTHER INFORMATION

An Information Pack containing the following information is available via the dedicated property website; www.fordendroad-bedford.co.uk

The information pack contains the following information:

1. Legal and Title Information
2. Environmental Reports*
3. Deed of Easement and Easement Plan

*Please note that all Environmental reports will be redacted to only include factual information.

VIEWINGS

Accompanied site viewings will be conducted by the vendor's sole agents, BNP Paribas Real Estate on selected dates;

ALEXANDER ELSEY

+44 (0) 7778 664698

alexander.elsey@bnpparibas.com

FELIX SHEPHERD

+44 (0) 7443 263012

felix.shepherd@bnpparibas.com

CALLUM ARNOLD

+44 (0) 7881 473785

callum.arnold@bnpparibas.com

For more information please contact:

Alexander Elsey

+44 (0) 7778 664698

alexander.elsey@bnpparibas.com

Felix Shepherd

+44 (0) 7443 263012

felix.shepherd@bnpparibas.com

Callum Arnold

+44 (0) 7881 473785

callum.arnold@bnpparibas.com

Julian Gaynor

+44 (0) 7825 904052

julian.gaynor@bnpparibas.com

IMPORTANT NOTICE: Misrepresentation Act: BNP Paribas Real Estate for themselves and for their vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general outline only, for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contracts: (2) all descriptions, dimensions, references to conditions, necessary permissions for use and occupation and other occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy: (3) no employee of BNP Paribas Real Estate has any authority to make or give any representation or warranty or enter into any contract whatever the relation to the property: (4) rents or prices quoted in these particulars may be subject to VAT in addition. (June 2022).



**BNP PARIBAS
REAL ESTATE**