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## FOR SALE

Residential Land at Manor Farm, Stotfold, SG5 4AW

**GUIDE PRICE: £2,000,000**

- Site Area - 0.728 Ha (1.8 Acres) approximately
- Excellent Development Site in Village Location
- Outline Planning Permission for the Construction for 14 New Dwellings and Conversion to 2 dwellings (16 Total)
- Baldock - 3 Miles; Biggleswade - 5 Miles; Bedford - 12 Miles



## Stotfold

Stotfold is a small village situated in the south east of Bedfordshire, close to the border with Hertfordshire. The A1 is situated approximately 1 mile to the east. The nearest towns include Baldock, 3 miles to the south-east, Biggleswade, 5 miles to the north and Bedford, 12 miles to the north-west. Stotfold has a population of approximately 9,000 people.

## The Site

The site is located off Malthouse Lane to the north-east of Stotfold and is a redundant farmyard of Manor Farm comprising three agricultural buildings, two of which are to be demolished as part of the planning proposal.

Site Area: 0.728ha (1.8 acres).

## Access

The existing access into the site from Malthouse Lane will be retained and upgraded by the developer in accordance with the approved plan to serve the new development.

## Planning

Outline planning permission with all matters reserved except access (ref: CB/19/00226/OUT) was granted on 13<sup>th</sup> November 2019 for the demolition of two agricultural buildings, the construction of 14 dwellings and the conversion of an existing agricultural building to form 2 dwellings, including associated development.

### Principle Planning Conditions

- Appearance, landscaping, layout & scale (reserved matters).
- Number of dwellings not to exceed 16.
- Not to demolish the building indicated for retention.
- Dwellings shall not exceed two storeys.
- Planting scheme, final ground, ridge and slab levels. Re-routing of a section footpath off-site on the corner of Malthouse Lane and The Green.
- Provision of an independent vehicle turning head area for a 11.5m refuse collection vehicle.
- Ecological Enhancement Strategy.
- Approval of a surface water drainage water strategy, including a maintenance and management plan.
- Affordable housing provision at 35% of dwellings (72 affordable rent and 28% intermediate tenure).
- Phase 2 ground investigation (**now completed**).

- Off-site Highway works to include traffic calming to Malthouse Lane.
- A short off-site footway link is to be constructed in accordance with the approved plan (574-001 Rev A) at the corner of Malthouse Lane and The Green to improve pedestrian links into the village. The link is to be constructed on other land owned by the vendor and this land will be made available to the purchaser to undertake the works.

**Please note** - the above provides a summary of conditions only and is not comprehensive. The planning consent and full details within the planning application should be referred to and relied on.

All Highways works are subject to approval by Central Bedfordshire Council Highways Department.

The tree line along Malthouse Lane contains Tree Preservation Orders (TPO).

## Approved Scheme of Development

Whilst the layout plan is indicative, approximate floor areas scaled-off plan are as flows:

Plot	Approx Sq Ft	Approx m2
1 S/D	1,819	169
2 S/D	1,539	143
3 S/D	1,023	95
4 S/D	1,023	95
5 S/D	1,784	166
6 S/D	1,784	166
7 S/D	1,023	95
8 S/D	1,023	95
9 Det	1,582	147
10 Det	2,745	255
11 Det	2,615	243
12 S/D	1,432	133
13 S/D	1,432	133
14 S/D	1,856	172
15 S/D	1,469	136
16 Det	1,582	147
<b>Total</b>	<b>25,731</b>	<b>2,390</b>

The indicative layout provides for 16 dwellings in total which equates to a low density of 8.9 dwellings per acre.

The outline consent conditions the retention of the barn for conversion, although the barn is not Listed.

## CIL & S.106

Central Bedfordshire District Council has not implemented Community Infrastructure Levy (CIL) and therefore **no CIL charge** is applicable to the scheme.



Draft Heads of Terms for a S.106 agreement have been agreed. Based on the indicative scheme the financial contribution would be as follows:

Early Years £16,591.68  
Lower School £55,305.60  
Middle School £55,650.82  
Upper School £68,242.64

Community Facilities £1,095.57 per dwelling

Healthcare £814.90 per dwelling

### Services

It is understood that mains water, electricity and telecoms are available to the site.

Prospective purchasers are advised to satisfy themselves as to the availability of such services and make their own enquiries with the relevant suppliers. However, to aid this, plans obtained from the utility companies have been ordered and will be uploaded to the Data Room once received.

### Reserved & Granted Rights

The vendor will retain a right of access over the property by giving reasonable prior notice for the purpose of maintaining adjoining property.

### Boundary Fencing

The buyer will be required to erect and maintain a 2m high timber close boarded fence between the property and the vendor's retained land to west between points A and B on the attached Indicative Layout.

### Basis of Sale

Offers are invited on an unconditional basis for the sale of the site by **12pm Friday 29<sup>th</sup> January 2021**.

Prospective purchasers please note that the vendor will be seeking to exchange contracts within 20 working days of the issue a draft contract by the Vendor's Solicitor. Completion will follow within a further 20 working days.

### Guide Price

Offers are invited. **Guide Price - £2,000,000**

### VAT

VAT will/will not be applicable on the sale price.

### Overage

It is considered that the scheme of development has potential to be enhanced and therefore offers made will be required to include a proposal for overage.

### Legal Costs

Each party will be responsible for their own costs.

### Information Pack

An Information Pack containing planning, technical, survey, utility searches and associated information has been compiled and is available to be downloaded. Please contact Brown & Co Barfords on **01480 213811** who will provide a password to the 'data room'.

### Viewing & Further Information

Viewing is strictly by prior appointment only.

### Brown & Co Barfords

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Wyboston Lakes  
Great North Road  
Wyboston  
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(photos: Dec 2019)

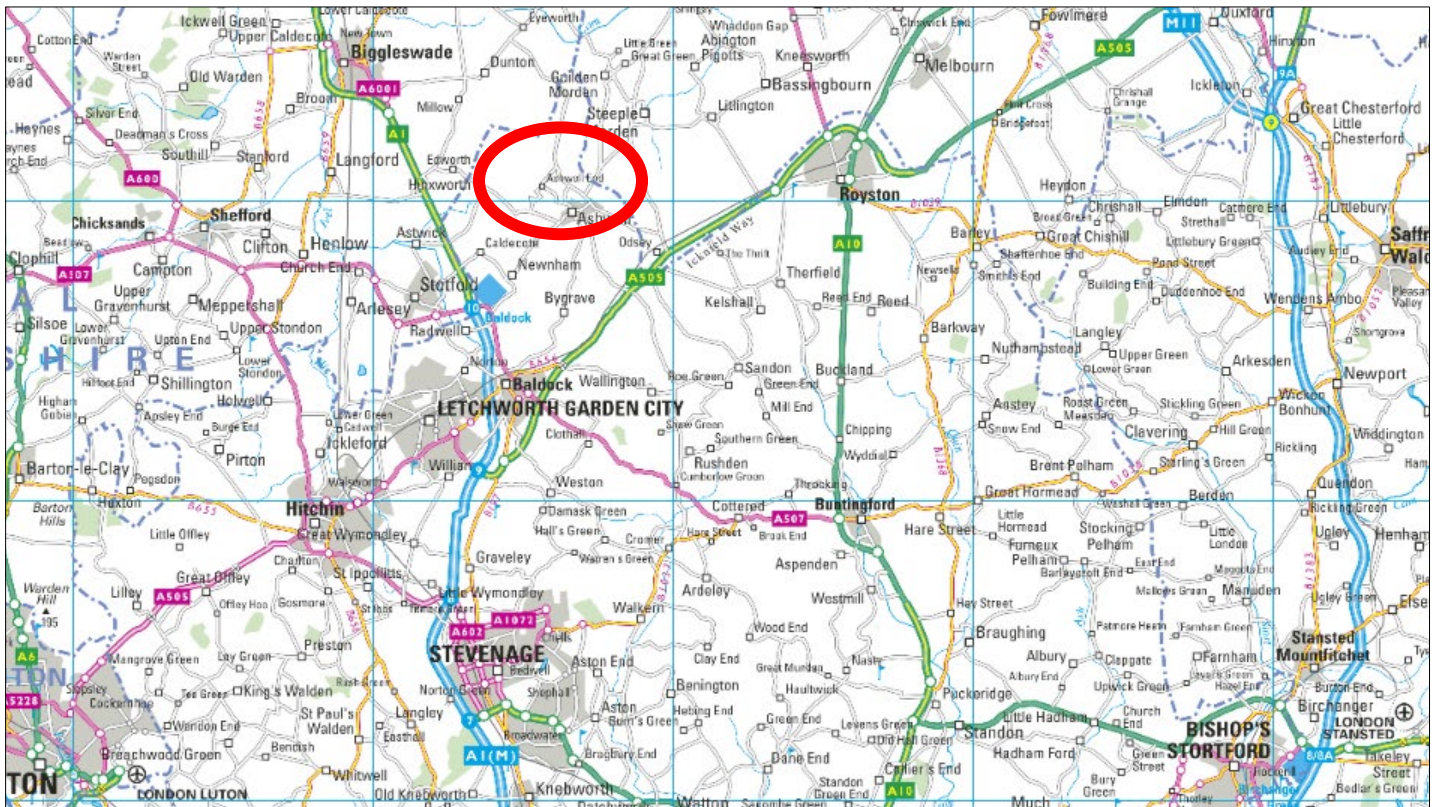




Indicative Layout Plan







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