

DEVELOPMENT LAND FOR SALE

11.15 ACRES (4.51 HA)

- Allocated site offered subject to Outline Planning Permission for up to 49 dwellings, (all matters reserved except access)
- Excellent edge of village location in Central Bedfordshire.
- 30% Affordable Housing
- Convenient, accessible location.
- A6 (1.7 miles); M1 J13 (8.8 miles) Midland Mainline (Flitwick – 2.5 miles)
- Ampthill (2.3 miles); Bedford (10.5 miles); Milton Keynes (17.8 miles); Luton (13 miles)
- Full technical and legal pack available to download in the Data Room



Residential development site to be sold with outline planning permission for up to 49 dwellings

LAND FRONTING SILSOE ROAD, MAULDEN, BEDFORDSHIRE

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Location

The site is situated to the south-east of the desirable village of Maulden, Central Bedfordshire.

The village of Maulden is located just off the A507 between Ampthill (2.3 miles) and Clophill (1.7 miles).

The village provides a range of local shops and amenities including, convenience store and several pubs and restaurants.

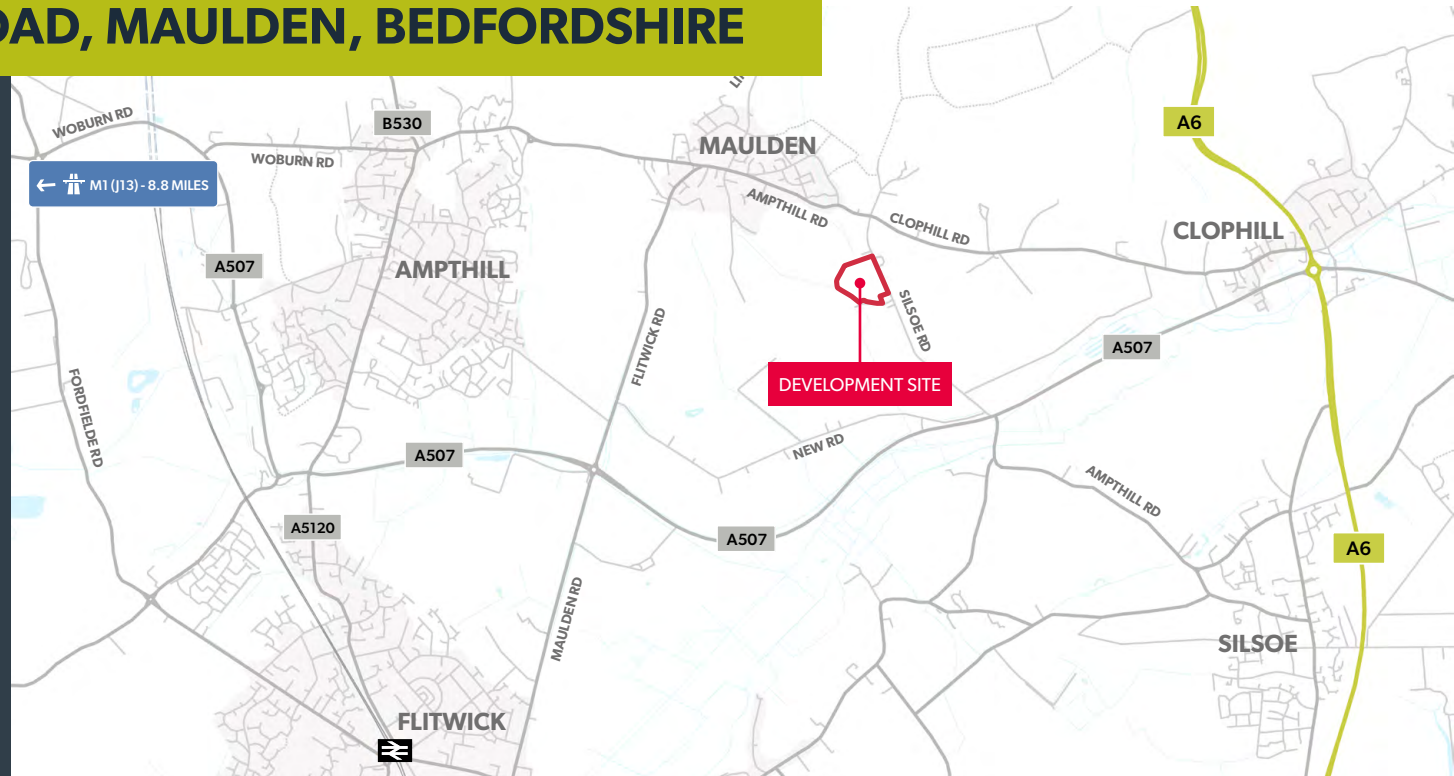
The site is within walking distance of Maulden Primary School for ages 2-9, with the most recent Ofsted Inspection rating of 'Good'.

Secondary / Upper schooling is available in Ampthill. The site is also convenient for access to Bedford where the Harpur Trust provide a number of highly regarded independent schooling options.

Ampthill and Flitwick provide more extensive shopping and leisure facilities including Waitrose and Tesco foodstores, pubs, restaurants and a leisure centre with a 25m indoor swimming pool.

The development site has good connectivity to the A507 which provides access to the A6 (1.7 miles) M1 J13 (8.8 miles) providing easy access to Bedford (10 miles) and Milton Keynes (17.8 miles).

The nearest train station is in Flitwick (3.7 miles) (Midland Main Line) providing access to Bedford (11 mins), Luton Airport Parkway (27 mins), and London St Pancras (1 hr).



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The Site

The site extends to approximately 4.51 hectares (11.15 acres) in its entirety and is being offered subject to outline planning with all matters reserved apart from access for 49 dwellings. The western part of the site does not form part of the allocation but is included sale as amenity land and for the provision of on-site surface water mitigation. The developable area of the site is 2.37 hectares providing a density of 20.6 dwellings per hectare.

The land has previously been used as agricultural land and the developable area is categorised as Flood Zone 1 (low risk of flooding). However, the western part of the site is categorised as being susceptible to surface water flood risk. The proposed development makes provision for an attenuation pond within this part of the site.

The site has a long road frontage to Silsoe Road to the East and adjoins existing residential development to the north and south. To west and southwest the site adjoins open countryside and a small commercial site that is owned by the sellers and used for the storage and distribution of agricultural and equestrian supplies.

The site lies to the south of the Maunden Conservation Area and there are four non-designated heritage assets, with only a very limited level of historic influence.

Development Opportunity

The planning permission provides a mix of up to 49 dwellings including 15 affordable dwellings (30.6% AH) and 5 self-build dwellings (10.2%), appropriate to the local need.

Maunden is considered to be a desirable and affluent village, helping to achieve premium sales values.

Details of the planning application are available to download from the data room and also from the Councils Planning Portal under planning application reference CB/21/05393/OUT. The site will be sold with the benefit of planning.

S106 Obligations

The site is to provide 30% affordable housing (a mix of 72% affordable rent and 28% intermediate tenure). There is also a requirement for 10% of the housing to be offered as self-build units. S106 contributions obligations of approximately £2,236 per dwelling are already known on the basis of consultation responses so far received. Additional contributions may be requested.

The S106 agreement is also expected to impose an obligation on the developer to provide off-site traffic calming works in the vicinity of Maunden school and at the entrance to the village on Silsoe Road. Full details can be accessed from the data room.

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Access

The site is accessed via Silsoe Road.

Services

Existing Anglian Water foul sewers and BT Telecommunications cables are located within the site and are available to connect into for residential development. Technical assessments provided within the data room confirm that there is sufficient capacity within the existing drainage, electric, gas and telecommunications networks to serve the proposed development.

Explanatory Memorandum

A comprehensive planning and legal summary of the site is included within the data-room.

VAT

VAT will be chargeable on the purchase price.

Marketing and Offers

The site is being offered for sale by Private Treaty – offers to be submitted by the advertised bid deadline. The site is being offered for sale in advance of planning being granted but on the basis that planning permission will be granted. Bids are being sought on either a conditional or unconditional basis in accordance with the detailed Instructions to Bidders document provided in the data-room.

Special Conditions

For the benefit of the Sellers retained land rights to access and connect into services within the land to be sold will be reserved.



The right for the seller to lay out and use a pedestrian access across the SWA / amenity area to provide connectivity to/ from the sellers retained land to the public right of way (FPA4).

Restrictive Covenant - for the benefit of the Sellers retained land the western part of the site (the non-developable area) will be sold subject to a restrictive covenant against all forms of built development.

Tenure

The freehold interest is being offered for sale with vacant possession on completion. Full title information is available in the legal documents of the Data Room.

Data Room

Please contact Alex Jenden for login info to access the secure data room. The data room contains, legal, planning and technical documents. Instructions to bidders and bid proforma will be provided.

Viewing

Access to the site is via Silsoe Road, there is a footpath available. Access onto site is strictly by prior appointment only with Kirkby Diamond. Unaccompanied viewings by arrangement.

Enquiries and requests for additional information to be sent to:



01908 678 800
www.kirkbydiamond.co.uk

ANDREW WRIGHT
andrew.wright@kirkbydiamond.co.uk
Tel: 01908 558749; or

NATHAN ANDREWS
nathan.andrews@kirkbydiamond.co.uk
Tel: 01908 208847; or

ALEX JENDEN
alex.jenden@kirkbydiamond.co.uk
Tel: 01908 015624

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