



QUEST PARK

AMPTHILL ROAD, BEDFORD, MK45 3JP

UNIQUE 28 ACRE FREEHOLD DEVELOPMENT OPPORTUNITY



VANDERMOLLEN
REAL ESTATE

Unique freehold development opportunity in Bedford.

For Sale: Approximately **28 acres** of land ripe for development within a Parkland setting.

Close proximity to Bedford; the M1, A1 and A6; and rail connections to London.

Lapsed planning permission for c. **1million sq ft R&D, leisure and conferencing use**. Positive 'pre-app' response for c.**840,000 sq ft Data Centre use** with 25 acres of floating solar farm

Iconic employment development opportunity suitable for a variety of uses, subject to planning.

Quest Park is held freehold by Quest Pit Limited, who offer this unique opportunity to acquire the company or enter into a Joint Venture.



LOCATION



The site is located approximately 5.5 miles south west of Bedford Town Centre, 8.6 miles to the east of the M1 motorway (J.13) and 12 miles west of the A1, accessed via the A421 and B530 Ampthill Road.

Frequent train services run between London and Bedford Station, offering journey times from 35 minutes. Stewartby Station is located within 1 mile to the west, and a new train station is to be built at Wixams, within 1 mile east of Quest Park.

The site is bounded to the south by Stewartby Way (albeit not directly); to the east by the B530 Ampthill Road; to the west by the London Northwestern Railway line; and to the north by undeveloped land.

The area benefits from a strong pool of local labour, boosted by more than 10,000 planned new homes in the area, including the nearby Wixams development.

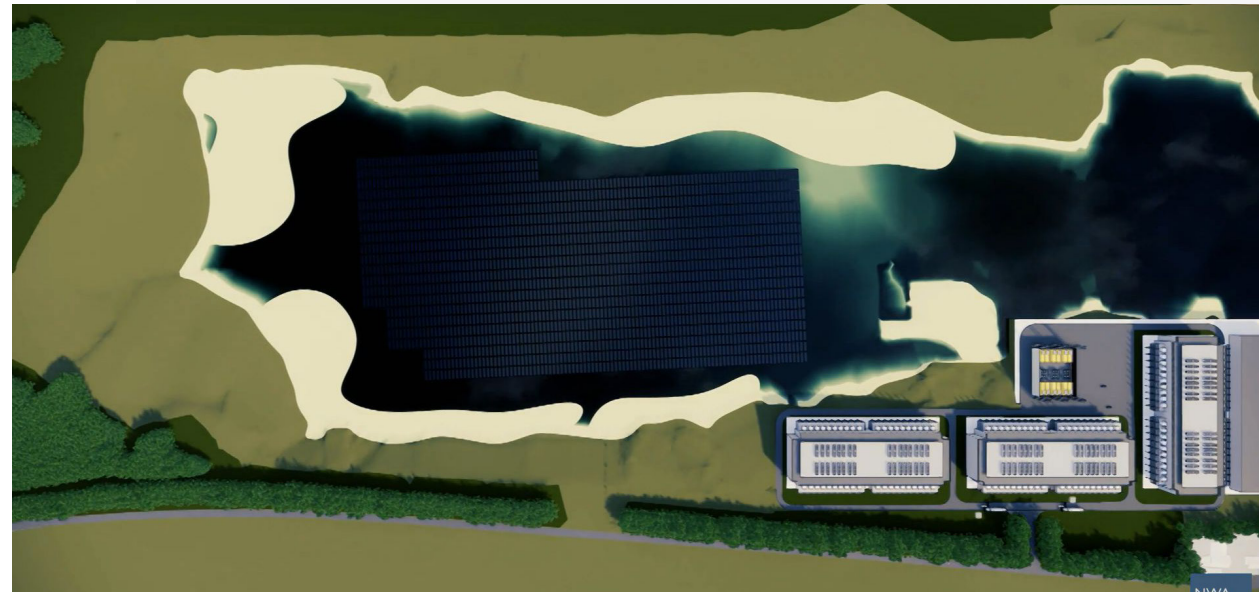


Quest Park comprises a former clay pit which ceased operations in 2008.

It offers a development plateau extending to approximately 28 acres within a parkland setting totaling c. 143 acres, benefitting from 3 separate access points directly onto the B530.

The site is broadly rectangular in shape. It has been left fallow since extraction works ceased, leaving an undulating site comprising a mix of grassland, reeds and woodland together with a natural pond within the central area.

Whilst it may be possible to develop the site more extensively, a raised plateau totaling approximately 28 acres situated in the north east part of the site would be most feasible for immediate development, accessed directly off the B350.



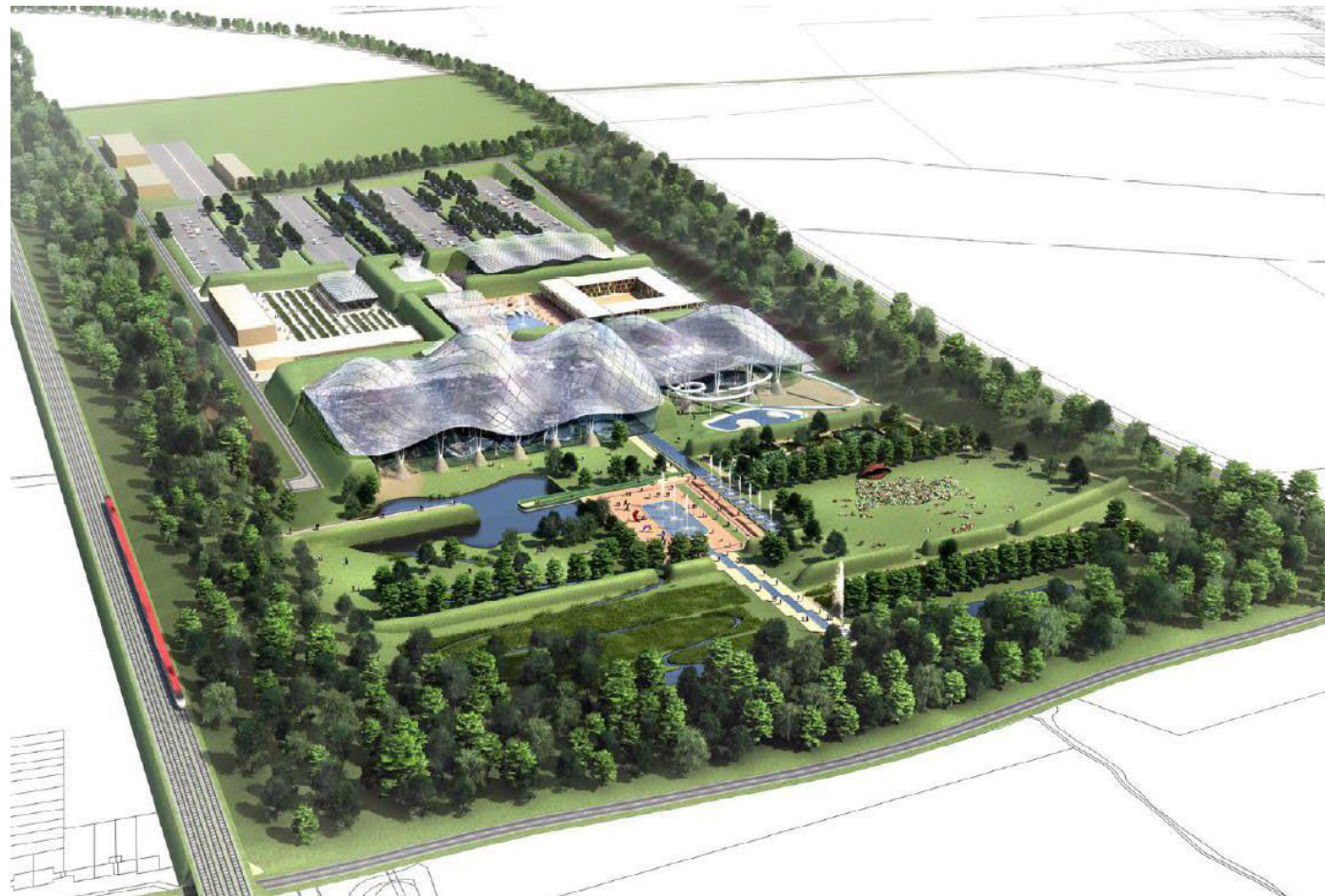
Outline Planning Consent was achieved in 2009 to provide a conservation, leisure, and education facility for The National Institute for Research into Aquatic Habitats (NIRAH) totalling 1 million sq ft.

The scheme included a tropical biotope, a water adventure park, spa, three hotels, a conference and exhibition centre, a 50-seat cinema and associated ancillary retail, food and drink and a Science Research Park.

Since then, various development schemes have been considered, including plans for a motorsport 'driver experience' facility and more recently a hyperscale Data Centre with associated water-borne Solar Farm. The pre-application submitted in 2019 received positive feedback from the local planning authority, including proposals to develop approximately 840,000 sq ft of Data Centre footprint with associated development including 25 acres of floating PV Panels as indicated on the plan below.

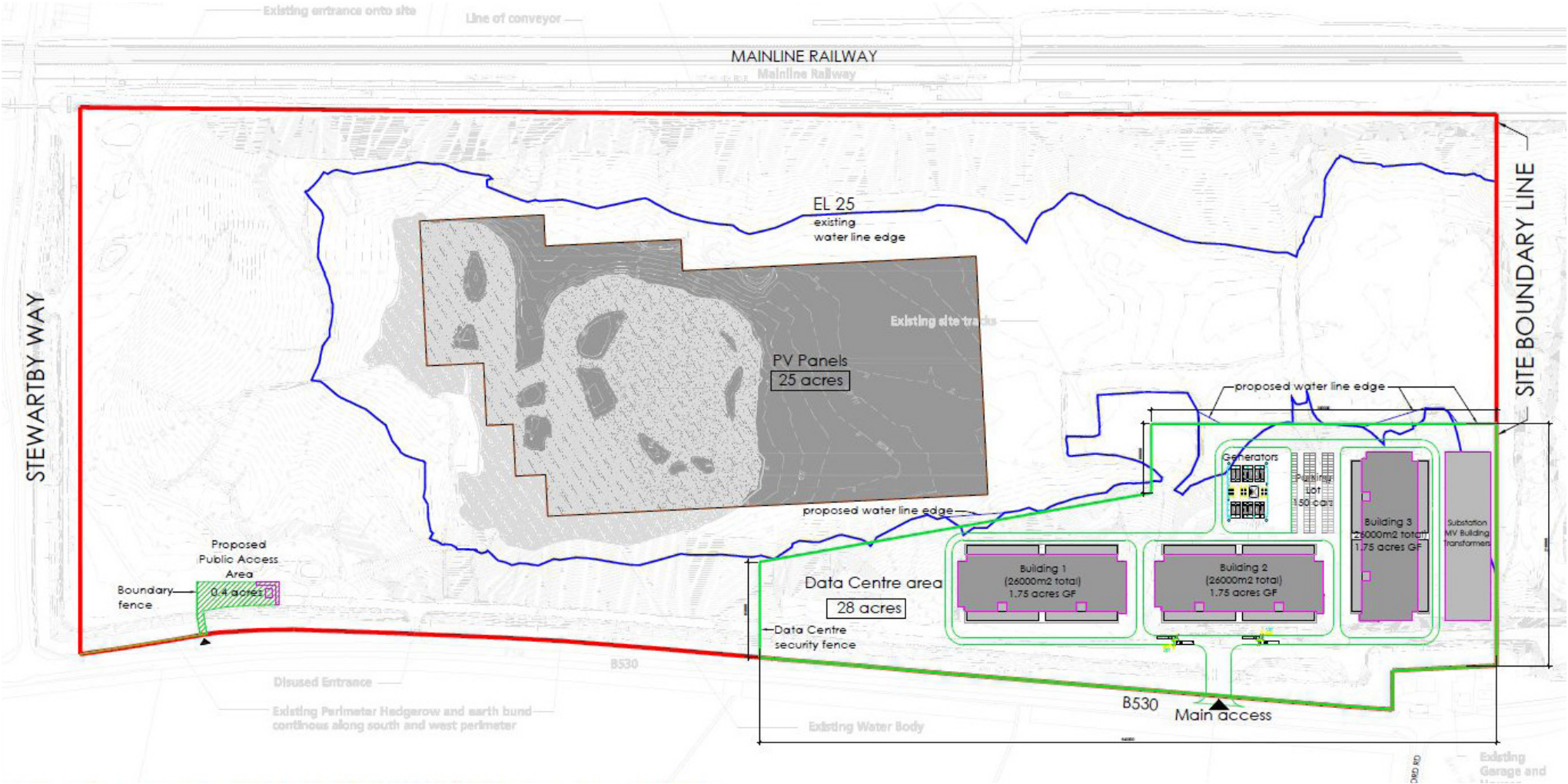
The site has potential for a range of uses, subject to planning, although interested parties should note that the local authority is seeking 'iconic employment development'.

Access to a comprehensive data room will be provided to interested parties upon request.



Conservation, leisure, and education facility for The National Institute for Research into Aquatic Habitats

Proposed Data Center Layout



QUEST PARK, AMPTHILL ROAD, BEDFORD MK45 3JP

CONTACT

For further information please contact:

CUSHMAN & WAKEFIELD

Harriet Canby

Senior Surveyor

020 7152 5269

harriet.canby@cushwake.com

Richard Evans

Head of UK Logistics & Industrial

020 7152 5132

richard.evans@cushwake.com

VANDERMOLEN RE

Jonathan Vandermolen

CEO

020 7290 2828

0783 150 9965

jv@vandermolenre.co.uk

DUE DILIGENCE

Access to a comprehensive data room will be provided to interested parties upon request.

TENURE

Quest Park is held in a single freehold title (BD272450) by Quest Pit Limited. Further details of the legal title are available upon request.

METHOD OF SALE

Cushman & Wakefield and Vandermolen RE have been jointly instructed to sell the Property by way of a company sale or joint venture.



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The Misrepresentation Act 1967.

Cushman & Wakefield and Vandermolen RE for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. June 2020