

FOR SALE



1500 UNIT DEVELOPMENT AND STRATEGIC LAND OPPORTUNITY (925 ACRES)

Land East of Baden Powell Way, Biggleswade SG18 8WH



ALLOCATED 1500 UNIT DEVELOPMENT OPPORTUNITY

Land East of Baden Powell
Way, Biggleswade SG18 8WH

Images provided courtesy of HTA Design LLP

- ◆ Site extending to approximately 373.7 ha (925 acres)
- ◆ Approximately 136.7 ha (337.79 acres) designated for residential led mixed-use Garden Village comprising 1,500 dwellings (edged red)
- ◆ Resolution to grant outline planning consent subject to execution of the draft Section 106
- ◆ Outline planning permission for 1,500 unit scheme lapsed in March 2022
- ◆ Remaining 588.01 acres of land offers an opportunity for strategic land promotion
- ◆ For Sale by way of Informal Tender



Images provided courtesy of HTA Design LLP

Location & Description

The Site is located on the eastern edge of Biggleswade, Bedfordshire.

Biggleswade is approximately 40 miles north of Central London and 17 miles southwest of Cambridge. Luton is 15 miles to the southwest and Bedford is 10 miles to the northwest.

Biggleswade had an estimated population in mid-2019 of 21,700, with projections for the population to increase significantly as the town is further developed.

The site extends to approximately 373.7 ha (925 acres) in total, the majority of which is being commercially farmed and has been put into sugar beet and maize.

To the west of the site is Baden Powell Way which marks the current boundary of Biggleswade. The eastern fringe of Biggleswade has seen significant development in recent years, to include Kings Reach and more recently Orchard Chase. The east and south of the site is adjacent to agricultural land. The village of Sutton marks the site's northern boundary.

There are a number of farm buildings and a former farmhouse on the site together with a series of overhead pylons that pass northwest to southeast through the western side of the site.

Occupation

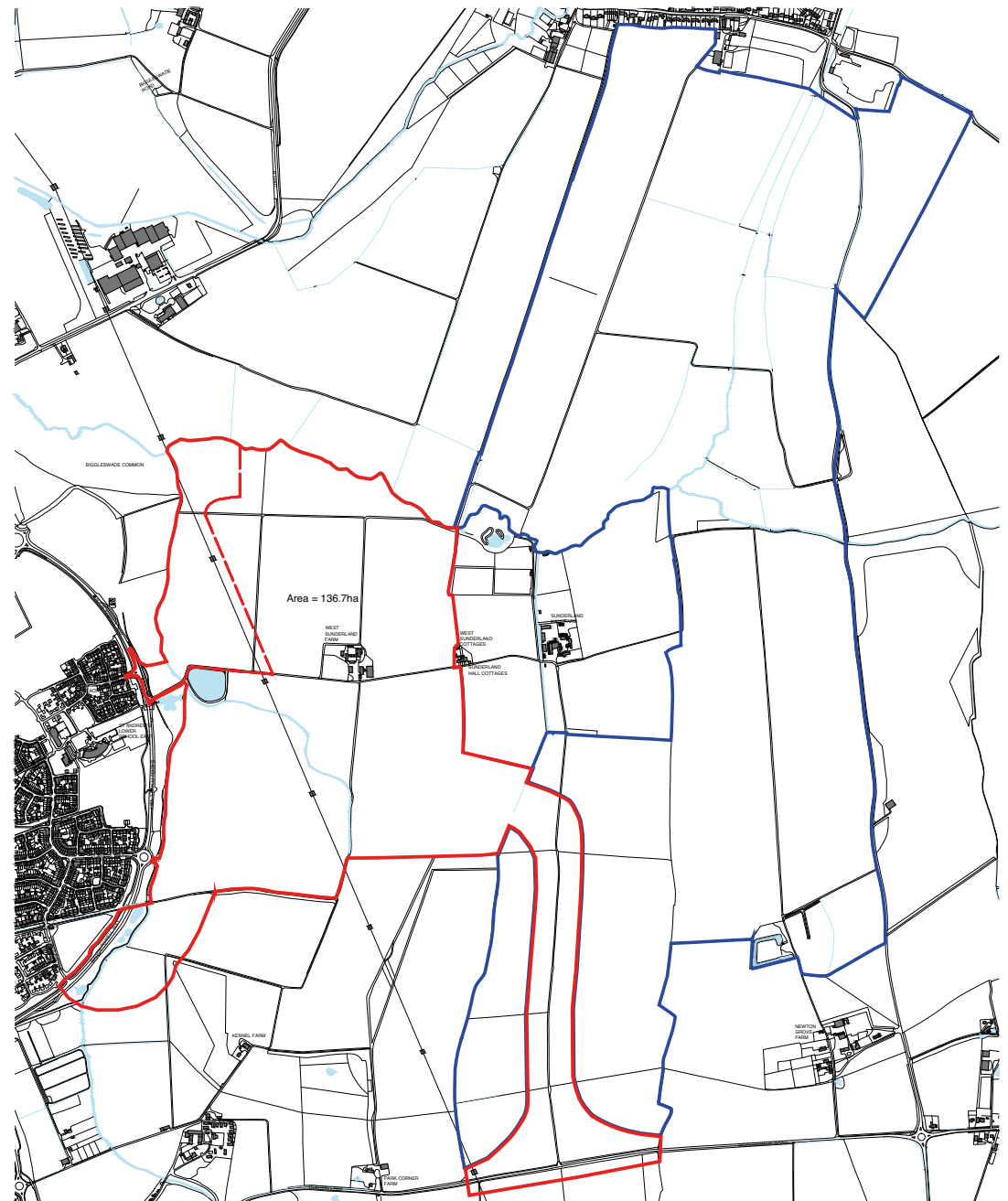
The site is partly let to Pretoria Energy Company (Arable) Limited. A copy of the lease will be made available in the Data Room shortly. We understand that the site is let at a rent of approximately £200,000 per annum.

Planning

Part of the site (edged red on the front page image) has been allocated in Central Bedfordshire Council's Local Plan for a new, mixed-use Garden Village consisting of approximately 1,500 dwellings and associated uses – known as East of Biggleswade Garden Community. A summary of these applications is provided below. The balance (edged blue on the front page image) offers an opportunity for future strategic land promotion.

CB/18/02458/OUT – Granted

The site was granted "Outline planning permission for the demolition of existing buildings and development of up to 1,500 dwellings (Use Class C3), up to 2 ha of commercial development (Use Classes A1, A2, A3, A4,



Area edged red shows the extent of the proposed development in Planning Application Reference CB/20/00959/OUT. The balance of land (edged blue) offers an opportunity for future strategic land promotion.



Illustrative Master Plan for Planning Application CB/20/00959/OUT

A5, B1 a, b, c, B2, B8), up to 5ha of primary school development (Use Class D1) and up to 4ha of other leisure and community development (Use Classes D1 and D2), up to 60ha of open space including, play space, allotments and a country park, infrastructure including site access, internal road, car parking, footpaths, cycleways, drainage and utilities. This planning application is for EIA development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and is supported by an Environment Statement".

The application was granted consent on 14 March 2019 and expired 14 March 2022. The Decision Notice contained 31 conditions.

CB/20/00959/OUT – Resolution to grant

On 13th March 2020 a new Outline Planning Application was submitted under reference CB/20/00959/OUT seeking Outline Planning Permission for up to 1,500 homes (use class C3) and up to 2 ha of commercial development (Use Class A1, A2, A3, A4, A5, B1a, b, c, B2, B8) up to 5 ha of primary school development (Class D1) and up to 61ha of open space including play space, allotments and a country park, infrastructure including site access, internal roads, car parking, footpaths, cycle ways, drainage and utilities. Subject to environmental statement.

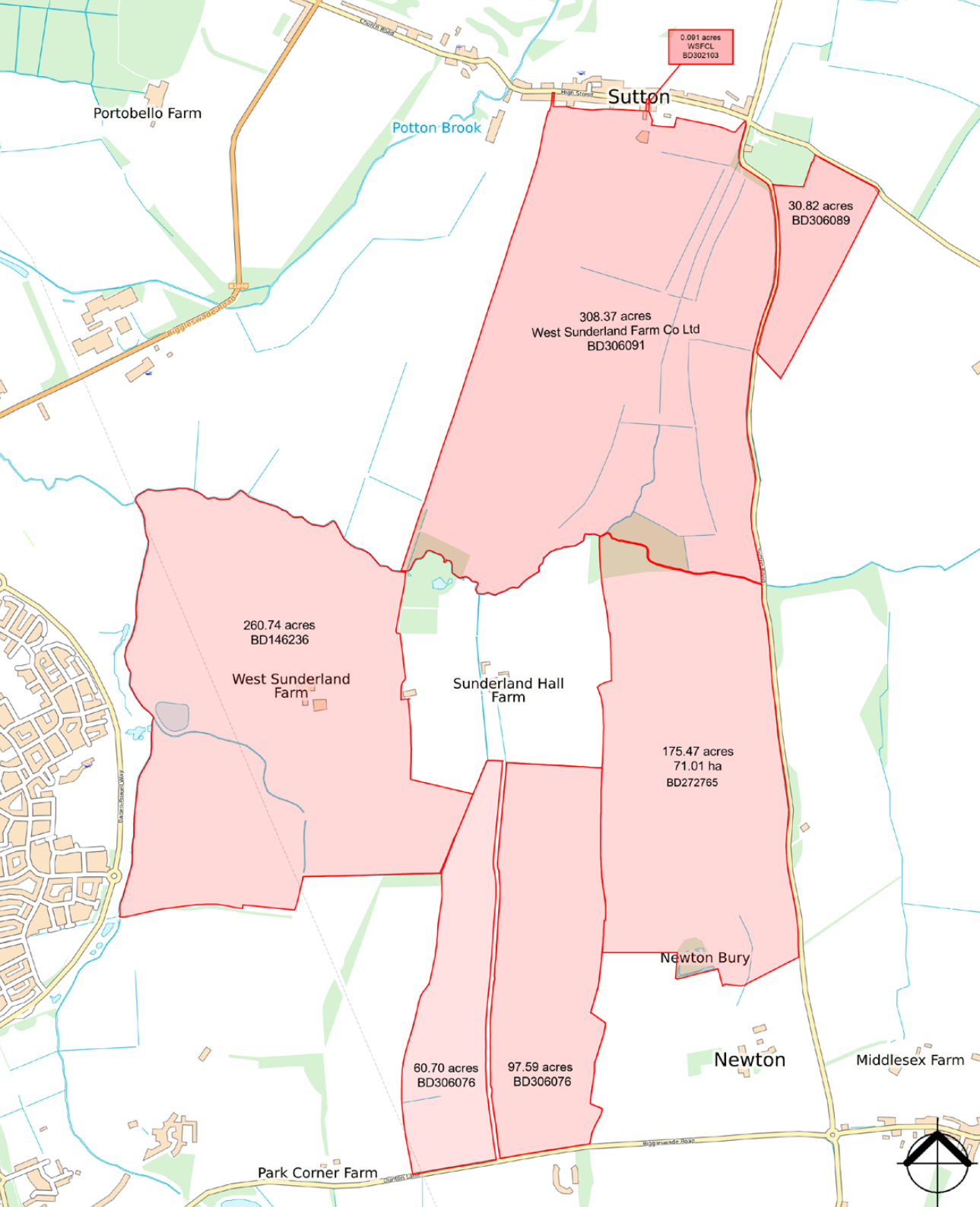
The Development Management Committee of Central Bedfordshire Council resolved to grant planning permission subject to execution of the draft Section 106 Agreement.

All planning documents relating to the above two applications can be found in the Data Room.

Further illustrative maps overlaying the title plans and planning applications/permissions are available in the data room.

Access

Application reference CB/18/02458/OUT incorporated two points of access from Baden Powell Way. Application reference CB/20/00959/OUT incorporated the same two points of access together with two additional entry points. One of these is allocated to the south on land owned by Central Bedfordshire Council (Title reference BD45628) and the other further to the south east takes access from Dunton Lane. All points of access incorporate third party land. Further information is available in the data room.



Tenure

The site is owned Freehold under six titles. Details are provided below: -

BD146236	West Sunderland Farm	260.74
BD272765	Biggleswade Road	175.47
BD306076	Sunderland Hall Farm	150.30
BD306089	East Side of Sutton Road	30.82
BD306091	Clay End Farm	308.38
BD302103	Land on the south side of High Street, Sutton	0.091
TOTAL		925.80

VAT

To be confirmed.

Data Room

[Land at Baden Powell Way \(estatecreate.com\)](#)

Proposal

Offers invited for the whole as a single lot by way of Informal Tender at a date to be confirmed.

Contacts

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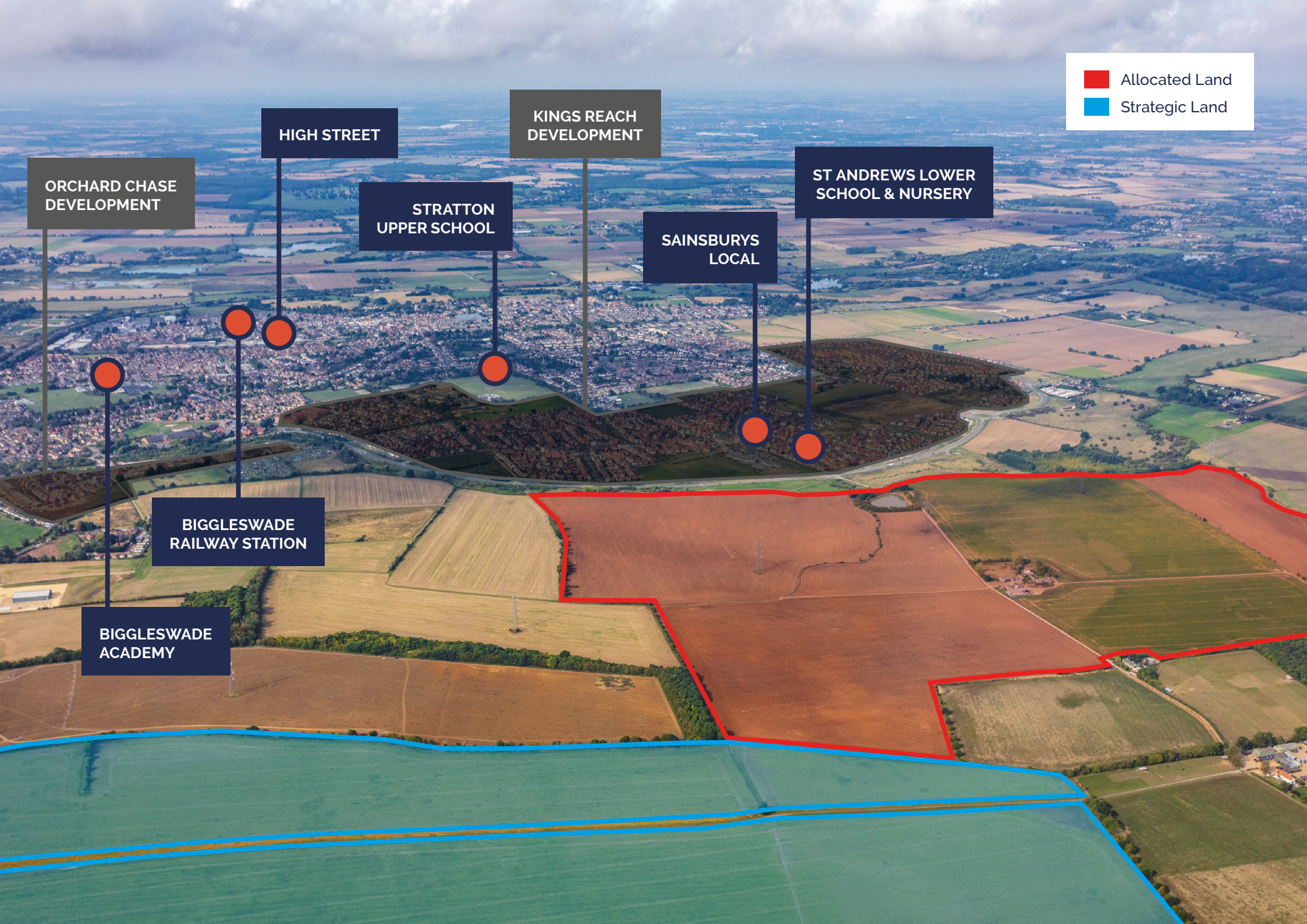
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Allocated Land



Strategic Land

ORCHARD CHASE
DEVELOPMENT

HIGH STREET

KINGS REACH
DEVELOPMENT

STRATTON
UPPER SCHOOL

SAINSBURYS
LOCAL

ST ANDREWS LOWER
SCHOOL & NURSERY

BIGGLESWADE
RAILWAY STATION

BIGGLESWADE
ACADEMY



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