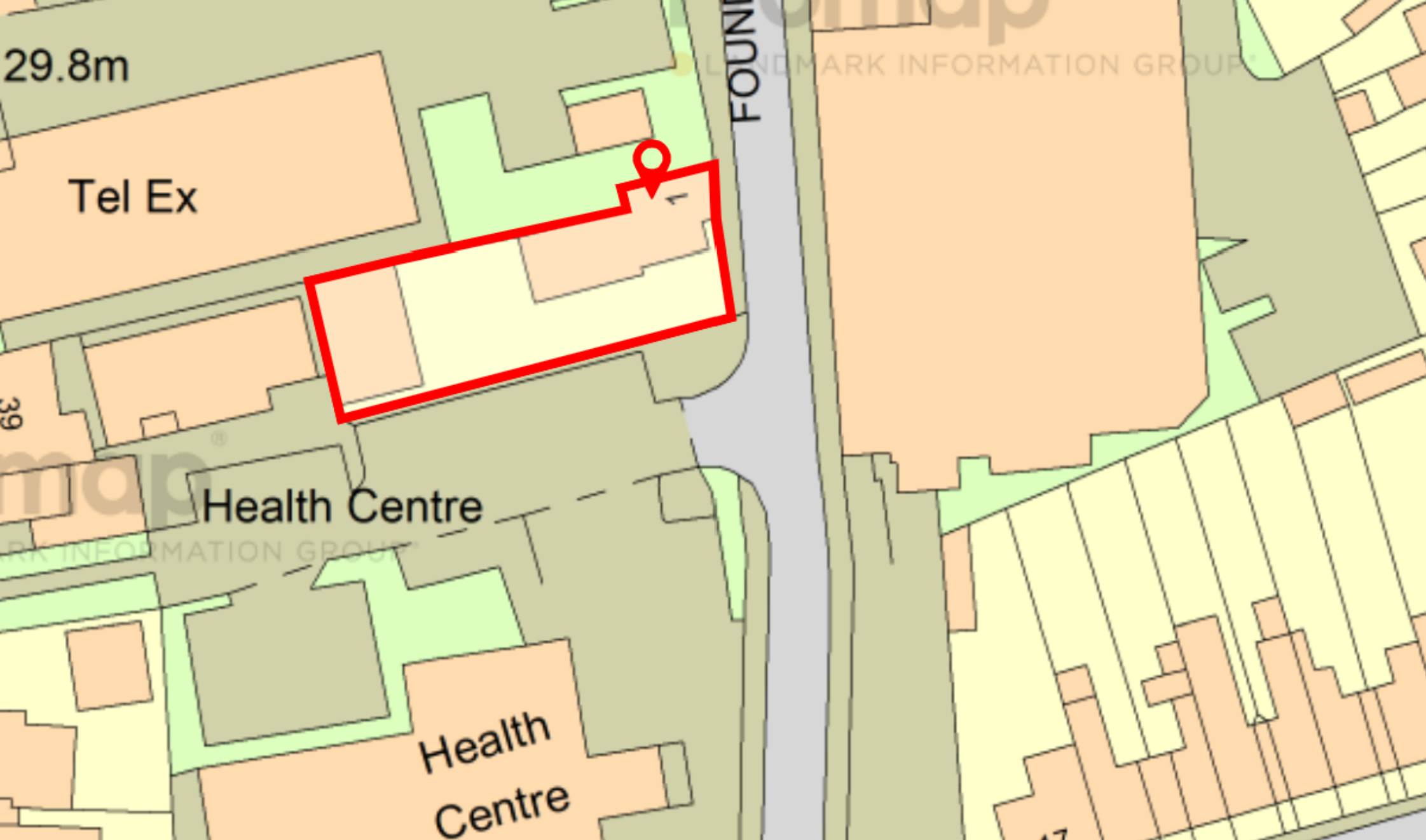




The Hanging Gardens of Biggleswade Foundry Lane, Biggleswade SG18 8DW

Satchells



Residential Land

£625,000

Land for sale with planning permission to build six properties, in the heart of Biggleswade, literally within strolling distance of the train station. The Hanging Gardens of Biggleswade will be one of the most iconic developments in this sought after market town. The planning permission CB/23/03263/FULL permits the demolition of the existing house and build two, two-bedroom houses, and four very large 2-bedroom apartments with gardens and/or balconies, you also share a roof top garden. Each apartment has surface level parking and there is not a requirement for subterranean parking. This project would suit a timber frame construction, and we understand the cost of supply and erection would be £176,000.

The anticipated Gross Developed Value reflecting current market conditions we believe is £1,880,000 (One Million Eight Hundred and Eighty Thousand Pounds) or an annual rental income of approximately £89,000 (Eighty-Nine Thousand Pounds per year).



- Land with planning permission
- Close to town centre
- Close to train station
- Apartments with balconies
- Two storey houses
- Contact for more information

Property Sizes:

- House number 1 is 77.4 Square Metres or 833 Square Feet a 2 bed with garden a balcony and 1 parking space.
- House number 2 is 85.12 Square Metres or 916 Square Feet a 2 bed with garden, balcony and 1 parking space.
- Apartment 1 is 54 Square Metres or 581 Square Feet a 1-bedroom ground floor with garden/terrace and 1 parking space.
- Apartment 2 is 83 Square Metres or 893 Square Feet a 2-bedroom with balcony of lounge and balcony and 1 parking space.
- Apartment 3 is 80 Square Metres or 861 Square Feet a 2-bedroom 2-bathroom with a very large terrace and 1 parking space.
- Apartment 4 is 89 Square Metres or 958 Square Feet a 2-bedroom with balcony from lounge and bedroom and 1 parking space.

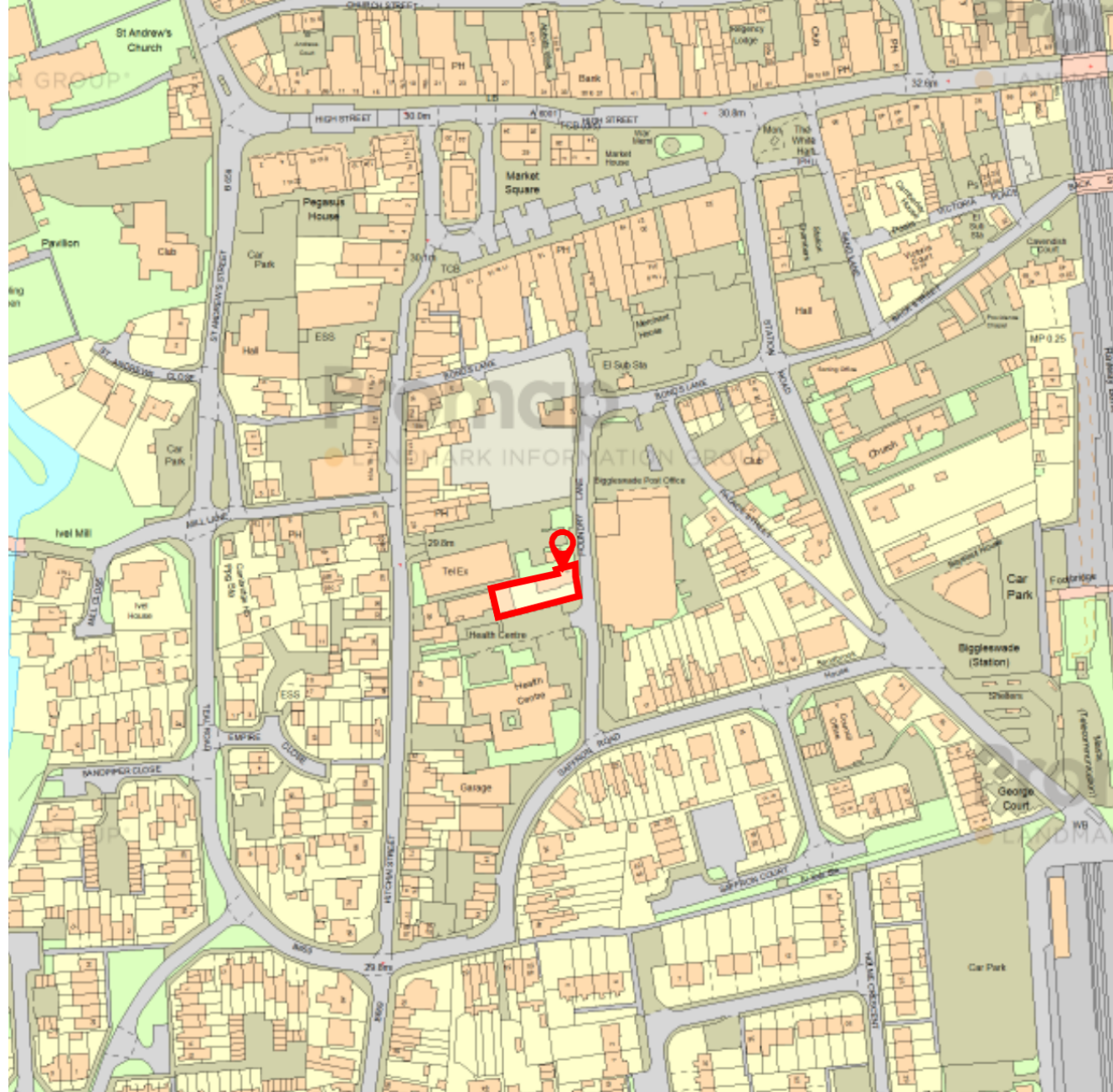
Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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