



Sandy, Bedfordshire. SG19 2UZ



Residential Land

P.O.A.

A rare opportunity to purchase about 1 acre of land situated in Bedfordshire close to the A1 between Biggleswade and St Neots with an existing 3,000 Square Foot Underground Storage facility, the land also has residential planning permission to create a Unique 3,000 Square Foot House.

This former water storage facility has B8 use with the added benefit that we have a vast number of aggregates that can be excavated, including topsoil, sand, small and large stones with an anticipated income between £500,000 and £600,000. The hole that is left this could be used for inert waste generating further income, we would suggest you have a survey done to confirm this as we may have underestimated the volume.

The site would lend itself for storage and distribution and the existing storage unit could be converted to provide two large storage units each one 150 Square Meters with 4.2M floor to ceiling height ideal as units for storage or distribution or commercial units similar in principle to Screw Fix or Argos. The potential for containerized storage is good, If each of the storage units is 10 ft x 20 ft or 200sqft that equates to 217 storage units at say £1,000 a year that's is £217,000 income per year.

An alternative use could be car storage, if each parking space requires 180 square feet, 1 acre of land would accommodate 242 parking spaces, this assumes no turning lanes and each parking space is right next to each other, alternative uses could include plant and machinery storage and open air storage.

The site is close to the A1M with large developments close by of modern houses and there is strong demand for storage and being within walking distance of the train station is a bonus.

The site is subject to strict viewing arrangements for health and safety reasons and can be dangerous hence the reason for not disclosing the address until you have contacted Alan Hilditch On 01462 892041.



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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