

**Land adjacent to 97 Village Road,
Bromham, Beds MK43 8HU**



Potential development site extending to c.0.417 acre (gross)/c.0.357 (net developable) in a highly sought-after village location, with planning submitted for two spacious detached family homes

Summary

- Potential development site for residential development (2 detached dwellings).
- A rare opportunity in a sought-after village location.
- Available on an unconditional basis, with 25% uplift payment required following receipt of a planning consent.
- The gross site area (including access) extends to c.0.417acre (gross)/c.0.357 (net developable) as shown edged in red on the Promap attached, final boundaries to be agreed.

Location

- Bromham is a highly desirable North Bedfordshire village situated in a rural location and is ideal for country walks, cycle paths & bridleways.

The village has two Lower schools, Co-Op supermarket, post office/general store for day-to-day needs, a petrol station and two public houses.

The site is located on the eastern edge of Bromham village with convenient access to the A428 Bedford to Milton Keynes. Bedford town centre is approximately 3.5 miles to the east with a fast direct train service to London St. Pancras and Milton Keynes Central is approximately 14.5 miles to the west.

Planning

A planning application reference 22/00921/FUL dated 18th April 2022, was submitted for the erection of two residential detached dwellings. We believe the application may be going to planning committee meeting for determination, on 27th March 2023.

View from south east corner



View from north east corner



Community Infrastructure Levy

- CIL will be charged at the rate of £139 m2 (including indexation), this is to be paid by the purchaser.

Layout

- The layout plans submitted detail two spacious detached family dwellings, each extending to c.236 m2/ c.2,540 ft2 GIA with garages.

Access

- A new access road to serve the development from Village Road, will have to be constructed by the purchaser.

Services / Drainage

- Utilities and drainage are thought to be available in close proximity, prospective purchasers should make their own enquiries in respect to availability of drainage, services and cost of connections.

Existing Wayleaves, Easements and Rights of Way:

- The land is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these details.

Tenure

- The land is to be sold freehold with vacant possession on completion.

View from south west corner



View of access from Village Road



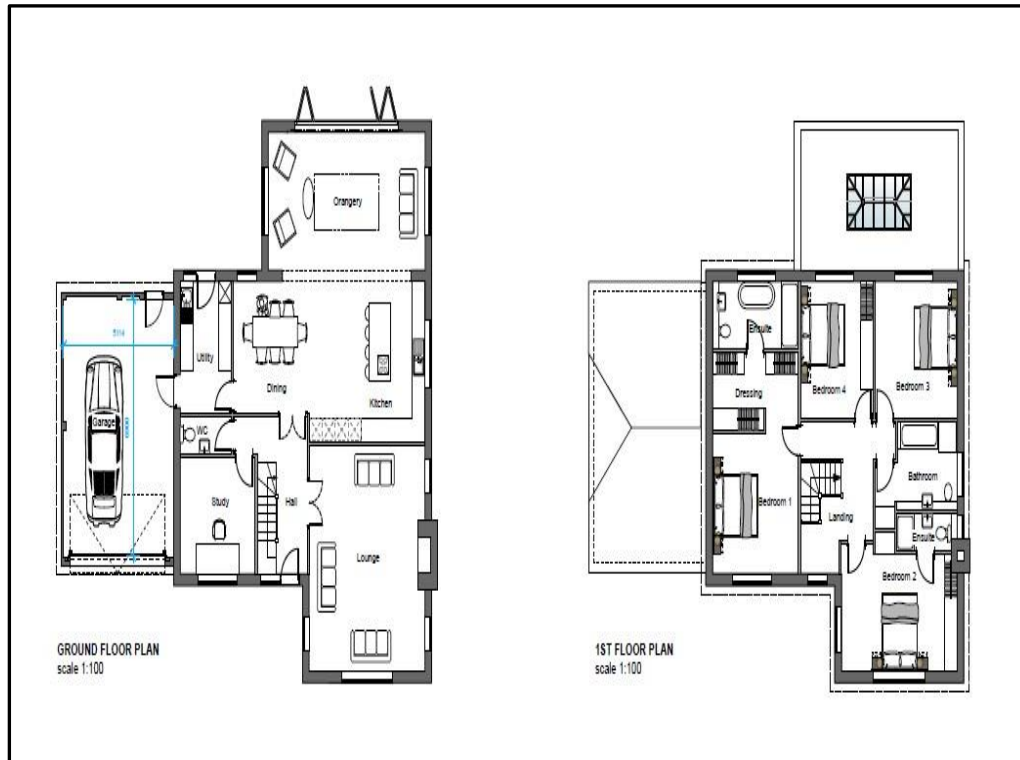
Promap



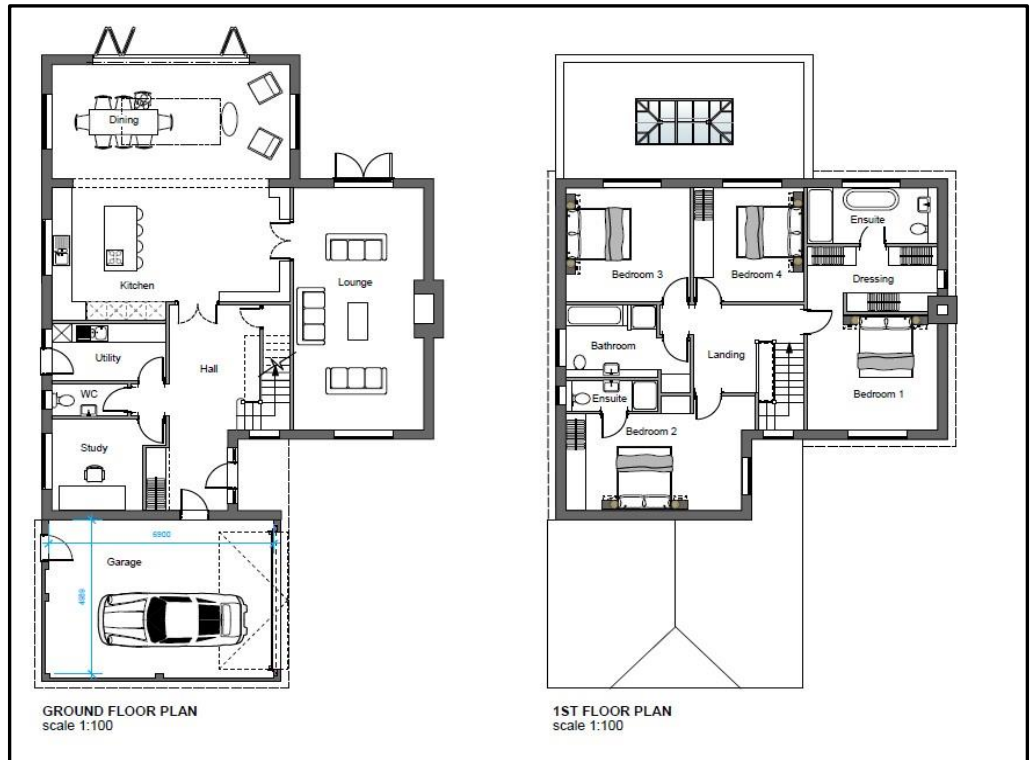
The site plan illustrates a residential development with two main plots, Plot 1 and Plot 2. Plot 1 contains several buildings, including a large house (1) and a smaller house (2). Plot 2 contains a large house (1) and a smaller house (2). The plan also shows a parking area with 10 spaces, a cycle store, and a bin storage area. A bin collection point is located near the parking area. The plan includes dimensions for various areas, such as 43.6m for the main plot area and 2.4m x 90m for vision splays. A 2m x 2m pedestrian splay is also indicated. The plan is surrounded by existing residential buildings, with addresses 103, 97, and 16 visible. The roads are labeled Orchard Close and Village Road.

Floorplans

Plot 1



Plot 2



Elevations

Plot 1



Plot 2



Terms

Unconditional offers invited to purchase the land, together with 25% uplift to be paid, if planning consent is achieved for the scheme submitted or any alternative scheme that is approved.

Conditions of sale:

- (1) The purchasers will be required to exchange unconditional contracts, within 30 working days from when their solicitors receive draft contract documentation.
- (2) Legal completion is to take place within 20 working days from exchange of contracts.
- (3) Compass New Homes are to be retained by the purchasers as the sole selling agents for resultant units, at terms to be agreed.

Viewings

- Strictly by prior appointment via Compass Land & Development.

Contact

- Compass Land and Development on **01234 351577**
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Location Maps

