

**Consented for Conversion
Mayfair House,
11 Lurke Street,
Bedford MK40 3HZ**



Office with Change of Use Approval to convert existing office building to twenty-six flats totalling c12,708 sq. ft (GIA)

Summary

- Development site comprising an existing four storey office building with lift access located in the heart of Bedford town centre.
- The existing building has a permitted development consent for conversion to twenty-six flats.
- There will be 7 parking spaces, 2 at the rear and 5 at the front of the building.
- Lurke Street multi storey car park is next to the property and is open 24 hours a day and 7 days a week. An annual parking permit is available.

Location

- Bedford is located approximately 10 miles east of junction 13 of the M1 via the A421 which links the town to both the M1 and A1 and at the heart of the Oxford Cambridge arc. The property is within walking distance of the railway station which provides regular services to London St Pancras International with a journey time of approximately 36 minutes. There is also a choice of private schooling in the area provided by the Harpur Trust.

Planning

- Prior Notification for Change of Use (under permitted development) from Office to Residential was granted prior approval under reference 22/01137/CPNMA dated 11th August 2022. Copies of all the drawings are available from Compass. There was a previous approval for conversion to 23 flats under reference 20/02124/CPNO dated 11th November 2020 (now expired).

- The development is CIL liable although we believe all the existing floor area can be offset against the charge.

Existing Office Building



Existing Office Building



Access

- Pedestrian and vehicular access is from Lurke Street with access to the rear parking via an undercroft.

Development

- Residential accommodation amounting to c12,708 sq. ft GIA comprising 26 apartments (19 x one bed & 7 x studio).
- **The building may have potential to create further accommodation by adding a further storey (STPP). Any additional accommodation created will be subject to an uplift clause on an agreed pro rata basis.**

Drainage/Services

- All utilities are connected to the existing building but prospective purchasers should make their own enquiries with respect to adequacy of supply and availability and cost of connections.

Existing Wayleaves, Easements and Rights of Way:

- The property / 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 property is to be sold freehold with vacant possession.

Existing Office Building



Existing Office Building



Proposed Ground Floor Plan



Vacant Possession

- Vacant possession will be subject to termination of existing leases with an agreed longstop completion date.

Terms

- **Guide Price: £1,850,000**
- **Conditions of sale:**
 - (1) The purchaser is to exchange unconditional contracts within 30 working days from when their solicitor receives draft contract documentation.
 - (2) Legal completion is to take place within 20 working days from exchange of contracts or vacant possession, whichever is the later.

VAT

- VAT will not be charged on the purchase price

Viewings

- Strictly by prior appointment via Compass.

Contact

- Compass Land and Development on **01234 351577**
E: dpd@compasspropertygroup.co.uk
ms@compasspropertygroup.co.uk
14-16 Bromham Road, Bedford, MK40 2QA
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Location Plans

