

Ordnance Survey © Crown Copyright 2018. All rights reserved.
 Licence number 10002532. Project name: 111261

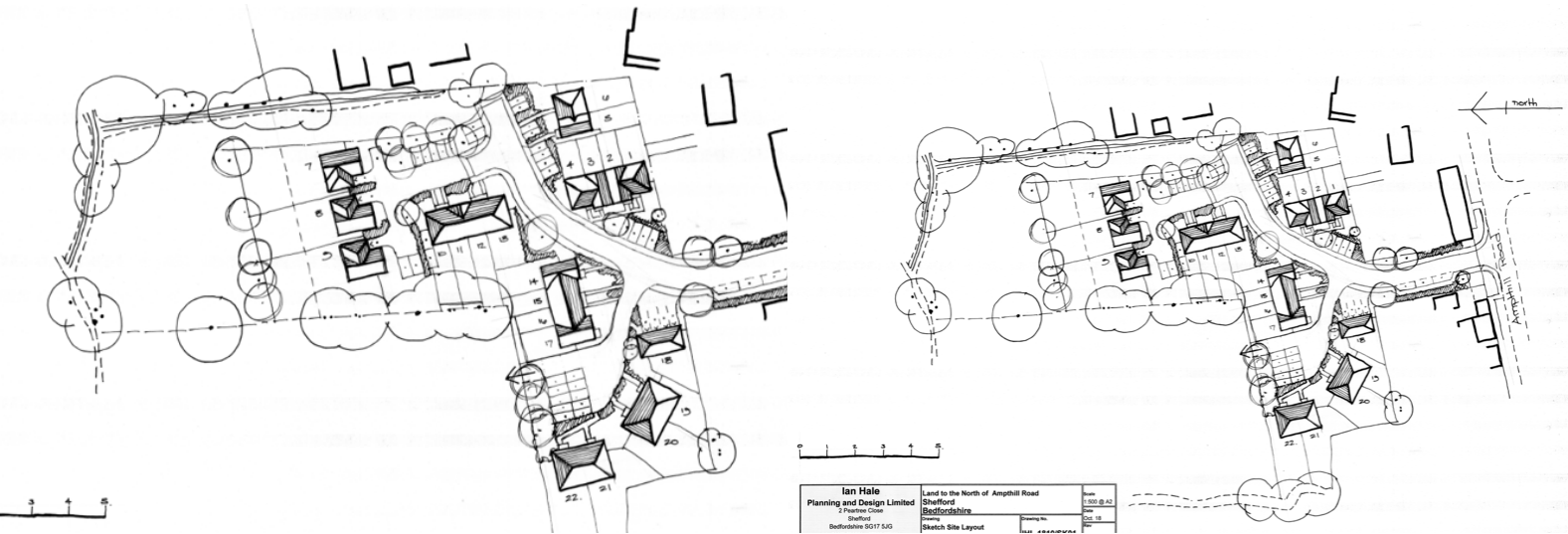
INFORMATION GROUP

Satchells

Land to the rear of 72-80 Amphill Road, Shefford, Bedfordshire, SG17 5BB

£1,500,000 Freehold

4.9 Acres of land for sale with existing commercial buildings. In 2004 outline planning permission was granted for 18 dwellings, 03/008781OUT. Since then the environmental agency has advised that a part of the site is classed as Flood Plain 2. Taking this into consideration we have consulted a local architect and he has designed a scheme for 22 units that generates a GDV of £7.25 million, please refer to Sketch IHL/1810/SK01.





Tel: 01462 892041
Email: baldock@satchells.co.uk
Web: www.satchells.com
8 High Street • Baldock • SG7 6AR

These particulars are a guide only and do not constitute an offer or a contract. The floorplan is for general identification purposes only and not to scale. All measurements and areas quoted are approximate and should not be relied upon if ordering furniture, white goods or carpets. Satchells have not tested any appliances or carried out any surveys, and buyers are advised to make their own satisfactory enquiries into the state and condition of the property, utility services and tenure. Some or all images may have been enhanced using Photoshop or similar and the contents shown may not be included in the sale. You are advised to confirm the availability of the property on the day of your viewing.