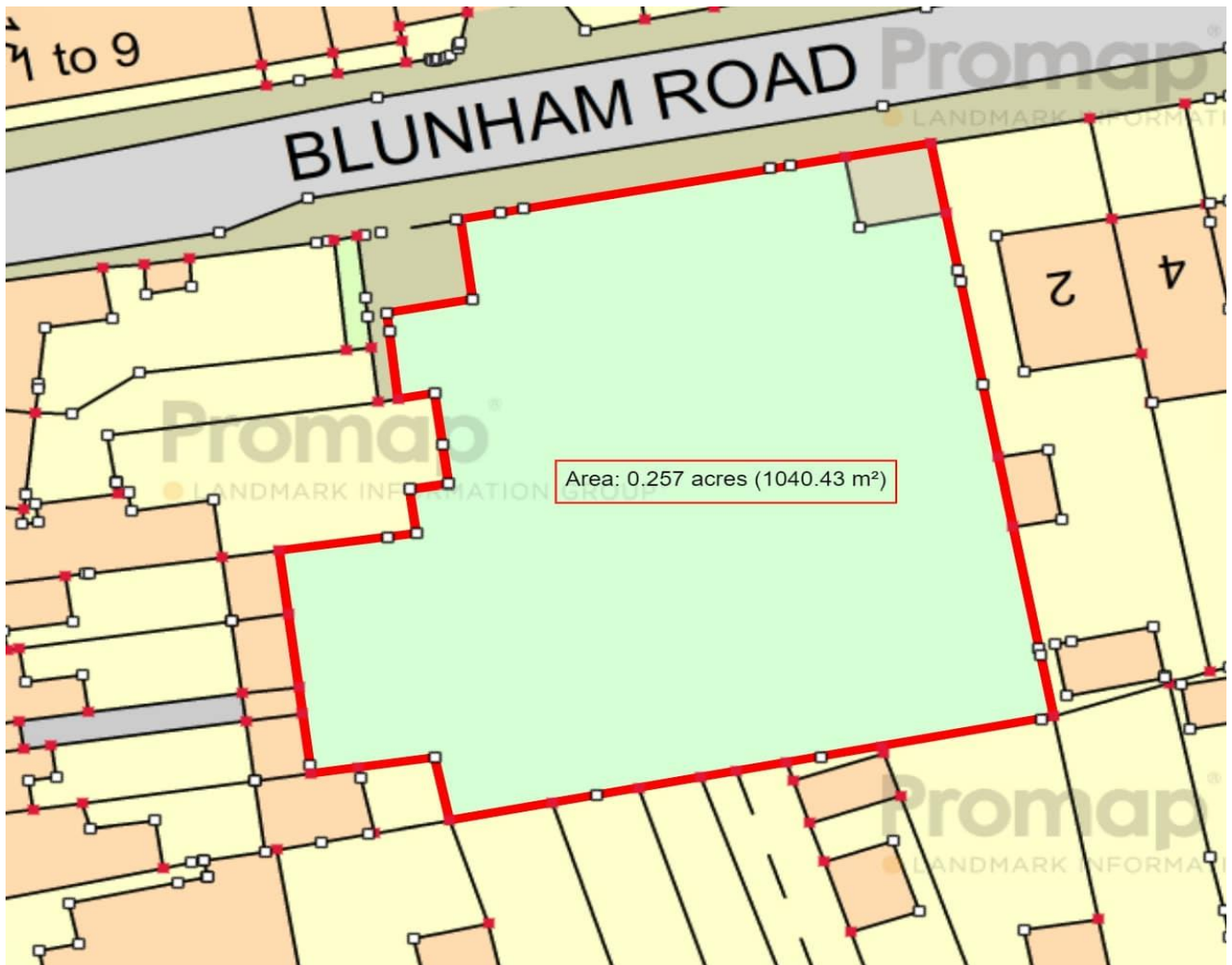


Satchells

8 High Street, Baldock, Hertfordshire. SG7 6AR

Web site: www.satchells.com E-mail: salesadmincentre@satchells.co.uk Tel: 01462 892041

Land For Sale Guide Price £750,000



Land at Blunham Road Biggleswade SG18 8BY



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Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch, and Derek Hilditch
Head Office: 49 High Street, Biggleswade, Bedfordshire. SG18 0JH.
Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire. SG6 2TU.

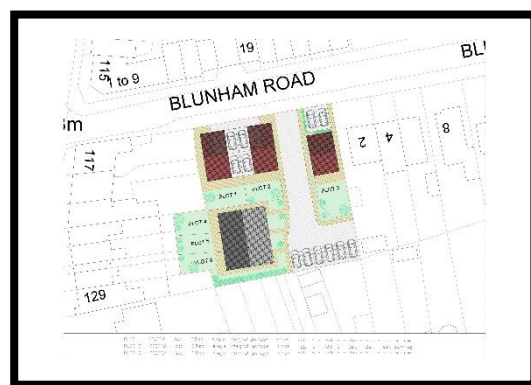
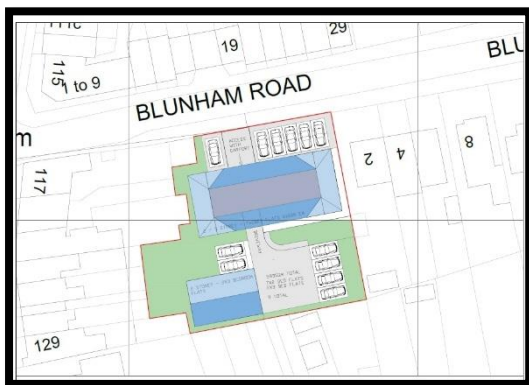


Land For sale in Central Biggleswade for residential redevelopment and situated within strolling distance of the town centre and the train station, The land is situated behind 117 to 129 Hitchin Street and the access is from Blunham Road. This project is ideal for builders and developers, social housing providers or investors who wish to build, retain and let the properties.

The potential schemes for the land are various, a local architect has produced various schemes and we believe that we would be able to achieve a scheme of Nine Apartments or six Three-bedroom Houses, please refer to the images online. The scheme for 9 apartments comprises seven two bedroom and two three-bedroom apartments and the scheme for six houses comprise one detached 2.5 storey houses and a row of three, three-bedroom terraced houses and a pair of three bedroom, 2.5 storey houses.

The land is being sold subject to planning permission by way of a 24 Month Option Agreement. The purchaser will be required to pay a non-refundable fee of £5,000 payable upon exchange of contracts and the purchaser would be committed to submitting a planning application within 8 months of exchange of contracts and pay the sellers reasonable legal costs.

For further information please contact Alan Hilditch our Land and Sales Director on 01462 892041 or by e mail Satchells@baldock.co.uk. The land is being sold by informal tender, please contact us for a tender form. Closing date for tenders is 12 Noon on 8th November 2024. The owners reserve the right, to accept an offer during this process and would consider unconditional offers that reflect the land being purchased without planning permission.



Draft details not yet approved by clients and could be subject to change.



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These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.



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