

Satchells

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For Sale Land with planning permission



The Hanging Gardens of Biggleswade Foundry Lane, Bedfordshire, SG18 8DW Price on Application



Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.
Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978
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 with planning permission to build six properties. The Hanging Gardens of Biggleswade will be one of the most intriguing and interesting developments in this sought after market town within strolling distance of the shops, pubs and the train station.

The land is situated in the heart of Biggleswade and has the benefit of the planning permission CB/23/03263/FULL to demolish the existing house and build two, two storey, two-bedroom houses, and three very large 2-bedroom apartments and one, one bedroom apartment each with balconies and or terrace and parking.

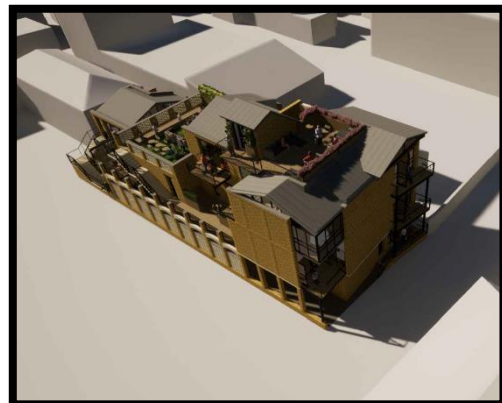
The anticipated Gross Developed Value reflecting current market conditions we believe is £1,880,000 (One Million Eight Hundred and Eighty Thousand Pounds) or an annual rental income of approximately £89,000 (Eighty-Nine Thousand Pounds per year).

For sale by informal tender, closing date Friday the 24th January 2025 at 12 noon, should you require any further information or advice on funding the development, please do not hesitate to contact us.

Property Sizes:

- House number 1 is 77.4 Square Metres or 833 Square Feet a 2 bed with garden a balcony and 1 parking space.
- House number 2 is 85.12 Square Metres or 916 Square Feet a 2 bed with garden, balcony and 1 parking space.
- Apartment 1 is 54 Square Metres or 581 Square Feet a 1-bedroom ground floor with garden/terrace and 1 parking space.
- Apartment 2 is 83 Square Metres or 893 Square Feet a 2-bedroom with balcony of lounge and balcony and 1 parking space.
- Apartment 3 is 80 Square Metres or 861 Square Feet a 2-bedroom 2-bathroom with a very large terrace and 1 parking space.
- Apartment 4 is 89 Square Metres or 958 Square Feet a 2-bedroom with balcony from lounge and bedroom and 1 parking space.

Viewings: By prior appointment through Satchells, telephone 01462 892041



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

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.