

FOR SALE

Consented building plot at 62 Bromham Road,
Biddenham, Bedford MK40 4AQ



Superb building plot extending to c.0.467 acre with detailed planning consent for the erection of a substantial, individual 2.5 storey detached house extending to c.8,411 ft² (including garage and Atrium). The accommodation will benefit from spacious reception rooms together with seven bedrooms, all will have en-suites and six have dressing areas.

Selling agents:



Summary

- Substantial building plot in highly desirable residential area offering a rare opportunity.
- Planning consent to erect a seven bed, seven bath individual detached house extending to c.8,411 ft² (including garage and atrium) over 2.5 storeys.
- Plot extends to c.0.467 acres (0.188 ha).
- Highly sought after, non-estate location.

Location

Biddenham village is situated approximately 1.5 miles west of Bedford town centre which offers an array of shopping facilities and the picturesque River Great Ouse with its various bars and restaurants.

The property falls within a well - regarded local authority school catchment and the highly regarded private Harpur Trust schools are located in and around the town centre.

The mainline railway station is 1.5 miles away offering fast and frequent commuter links to London (fast train 38 mins) and the north and excellent vehicular access to the A1M, M1 Junction 13 & A6 trunk road can be sourced via the Bedford Southern Bypass

Planning and Development

Planning permission ref 21/00641/FUL was refused by notice dated 25th October 2021 but a subsequent Appeal ref APP/K0235/W/22/3291120 was allowed on 15th August 2022.

A copy of the Appeal decision and detailed plans can be supplied on request.

Community Infrastructure Levy (CIL)

The planning permission is CIL liable, the notice details £127,282.30. The CIL payment will be the responsibility of the purchaser. **Self-builders can claim exemption from payment of CIL.**

Access

The existing highway access off Bromham Road will serve the new property.

House Accommodation Schedule

Please find GIA below: (includes garage and atrium)

	Sq M	Sq Ft
Ground floor	306.1	3,275
First floor	298.9	3,198
Second floor	181.1	1,938
Total	786.1	8,411

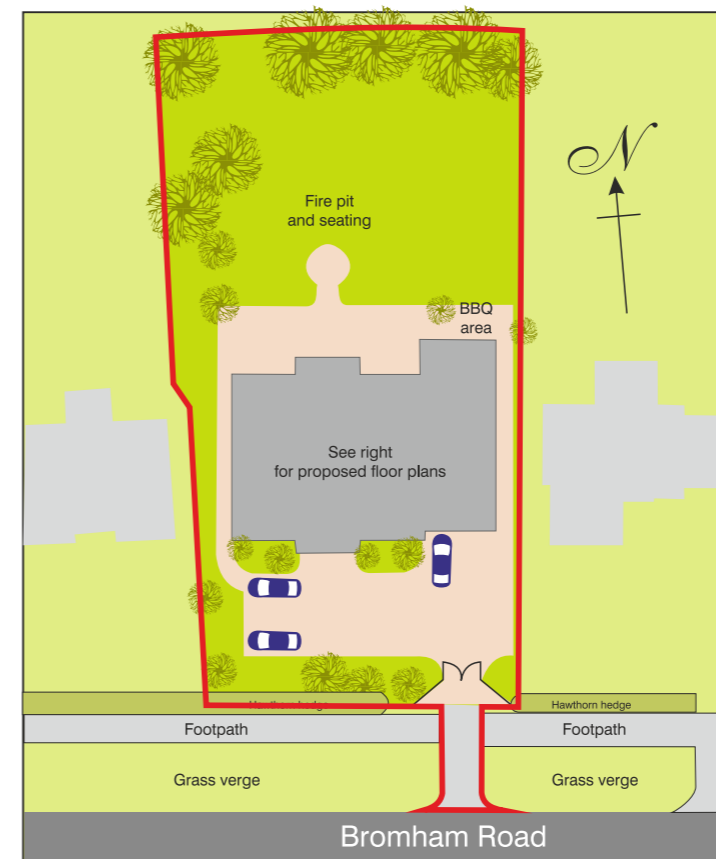
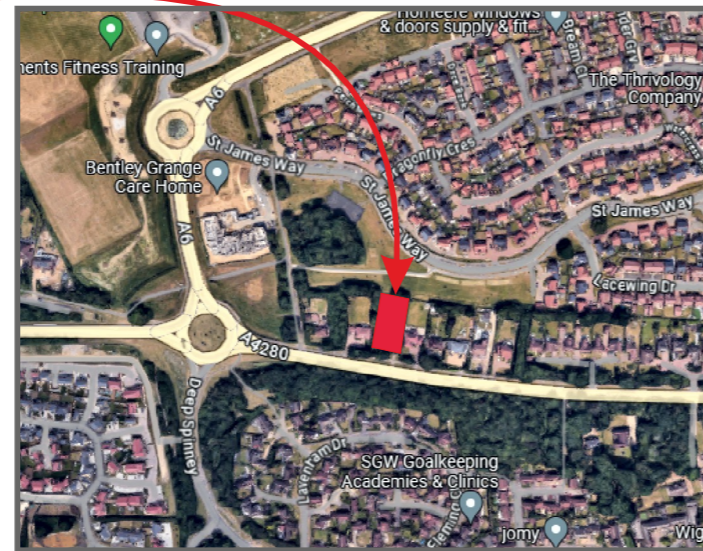
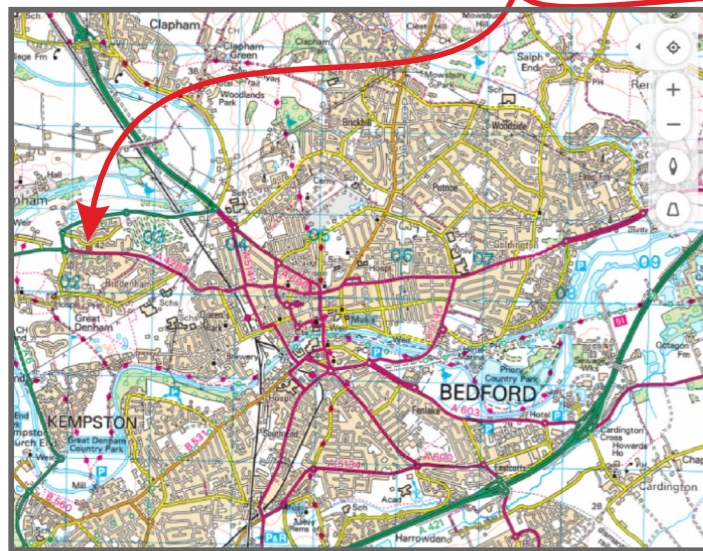
Drainage/Services

We believe that all mains services and drainage are available in close proximity to the plot, Prospective purchasers should make their own enquiries on this and satisfy themselves with respect to availability and cost of connections.

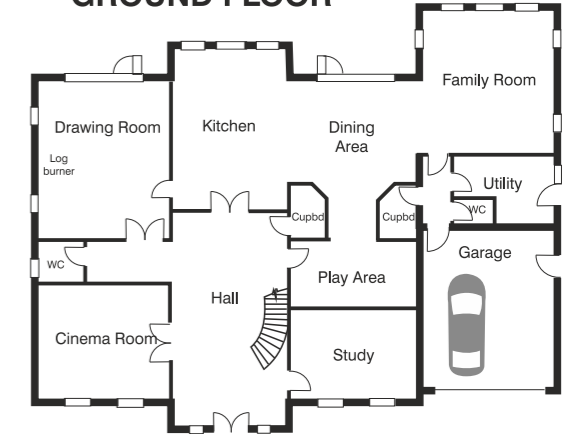
Proposed Development



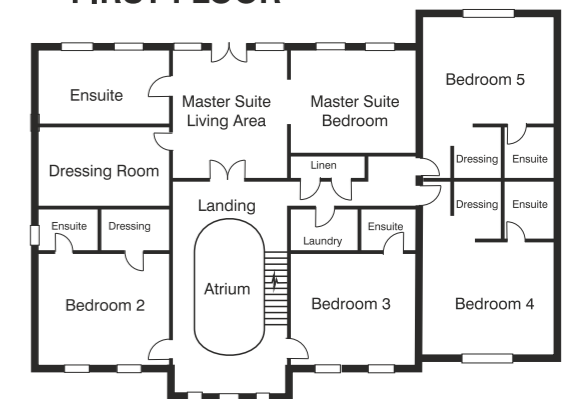
The Plot



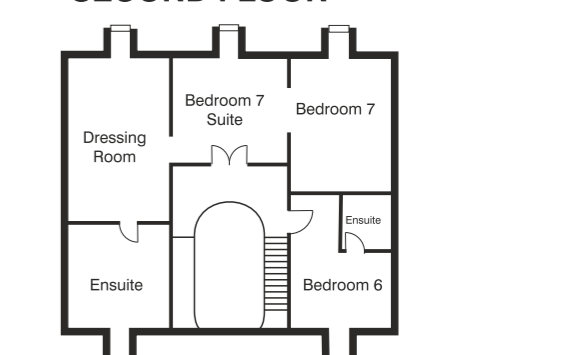
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



General

Terms

Guide Price - Unconditional offers **in excess of £750,000** are invited, subject to contract only.

Conditions of sale:

(1) The purchaser is to exchange unconditional contracts within 30 working days from when their solicitor receives draft contract documentation.

(2) Following exchange, legal completion is to take place in a timescale to be agreed between the vendor and the purchaser.

Viewings

Strictly by prior appointment via Compass.

Tenure

The plot is to be sold freehold.

Contact

Compass Land and Development on 01234 351577

E: dpd@compasspropertygroup.co.uk
ms@compasspropertygroup.co.uk

14-16 Bromham Road, Bedford, MK40 2QA

W: www.compasspropertygroup.co.uk



Entrance to the plot from Bromham Road



Plot looking towards Bromham Road

Contact selling agents:



Telephone: 01234 351577

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