

**'Fully serviced' building plot**  
**114 Brooklands Avenue (Plot 86)**  
**Wixams, Bedford MK42 6AB**  
**- Ideal for Self-Builder or Developer**



**With detailed planning permission for the construction of a 2.5 storey, 5 bedrooomed detached house with garage (house foundation and garage already constructed)**

## Summary

- Corner plot on a development constructed in recent years.
- Fully serviced plot with house foundation & garage (**already constructed**).
- Detailed planning permission granted for the erection of a 2.5 storey, 5 bedroom / 3 bathroom dwelling with single garage, located at rear of the property.

## Location

- Wixams is located approximately 4 miles to the south of Bedford town centre offering local facilities including a supermarket, restaurant primary & secondary schools and sporting facilities. The village is conveniently situated for access to the A421 dual carriageway linking the A1 and M1 motorways. Bedford is 14 miles to the east of Milton Keynes and 25 miles to the west of Cambridge. Bedford main line railway station has fast trains to London St Pancras International and Wixams new railway station is currently under construction on this line.

## Planning

- Reserved Matters consent for the original development (including this plot) was under ref 08/01785/MAR dated 12<sup>th</sup> August 2008, a copy of the consent is available on request.

## Community Infrastructure

- As the plot has an historic planning consent and the construction was commenced prior to the introduction of CIL, we do not believe it will be payable, interested parties can confirm this with Bedford Council CIL department [CIL@bedford.gov.uk](mailto:CIL@bedford.gov.uk) . Self-builders can apply for CIL exemption.

## Accommodation Schedule

Type	Sq.Ft.	Bath	Garage
5 bed/2 bath dwelling (over 2.5 storeys)	c.1,675	3	Single garage

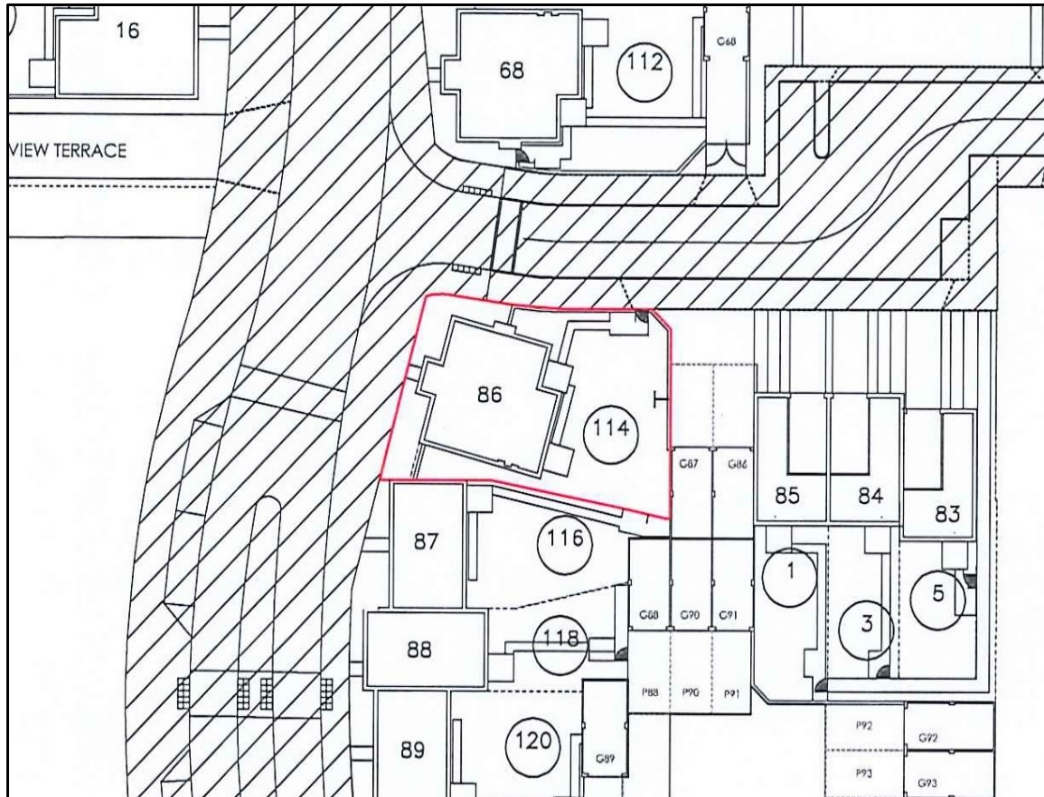
## Foundations & Garage

- Foundations for the planning approved dwelling and the single garage with parking space (to the rear of the plot) have already been constructed.

## Services

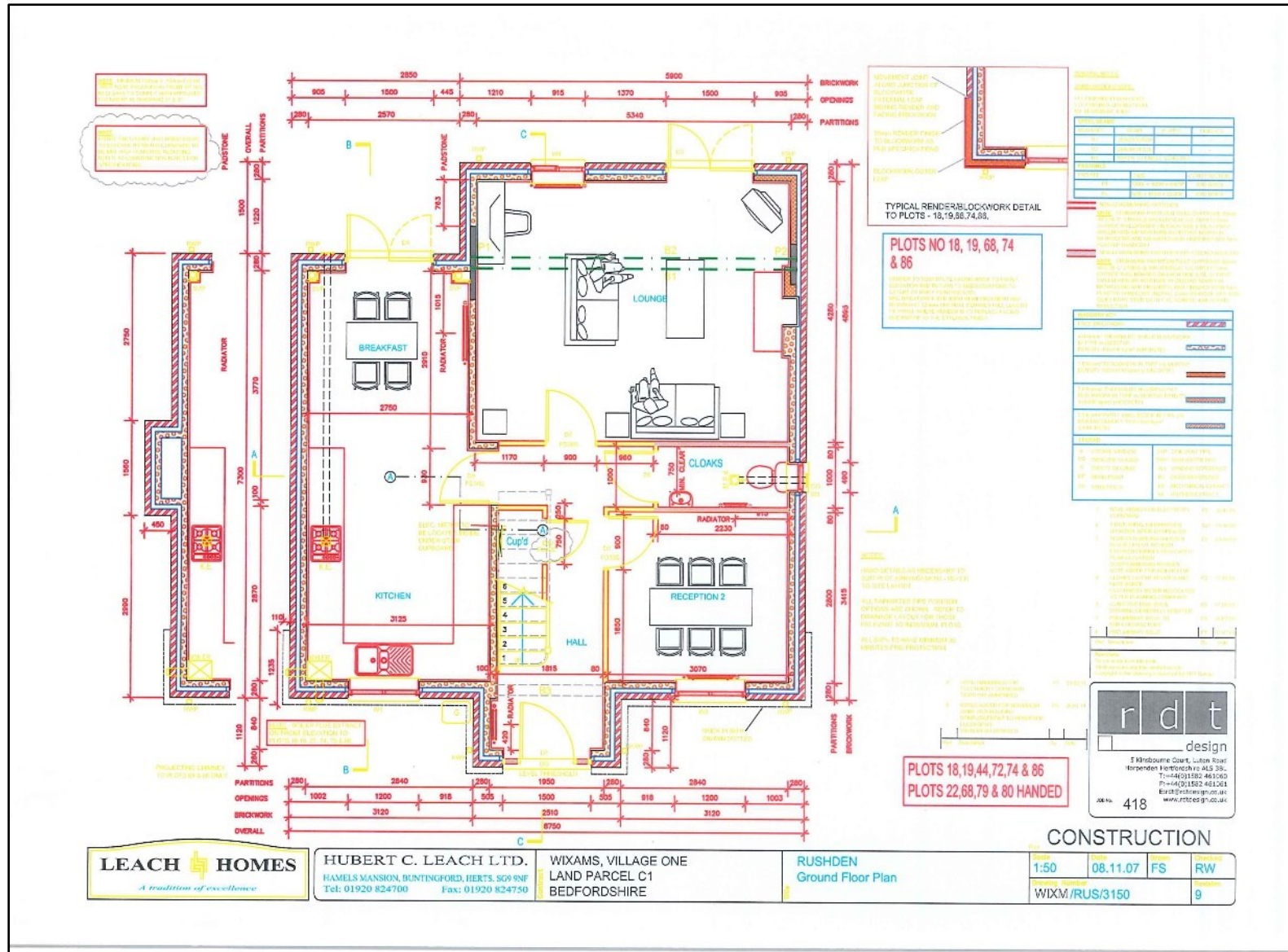
- All mains services are already connected to the plot.
- We understand that in respect of Foul and Surface Water, these are connected to adoptable drainage.

## Plot & Elevation Plans

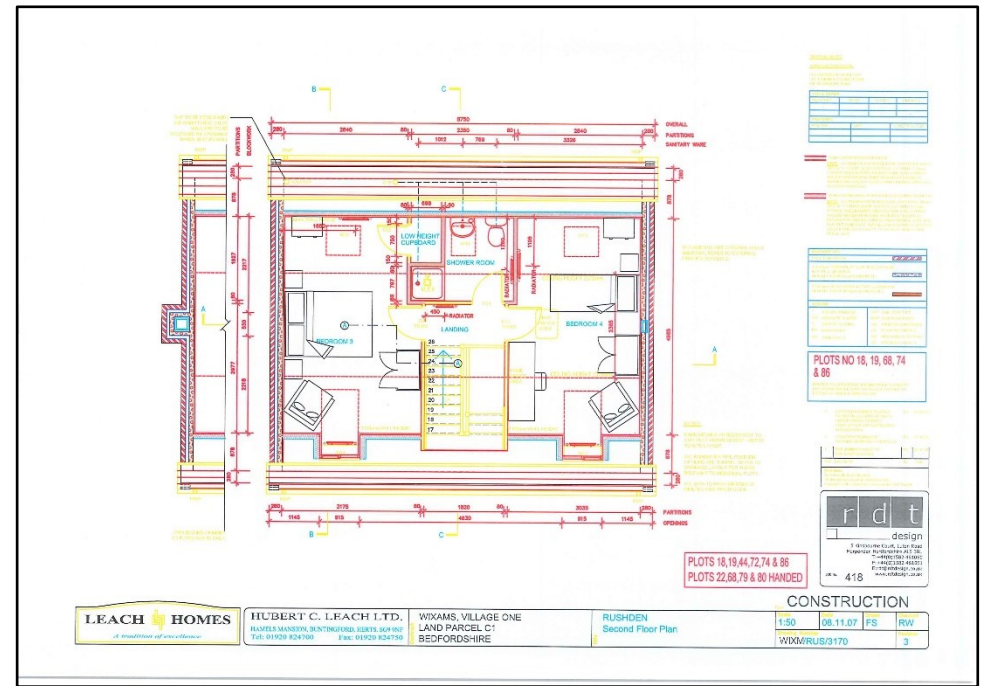
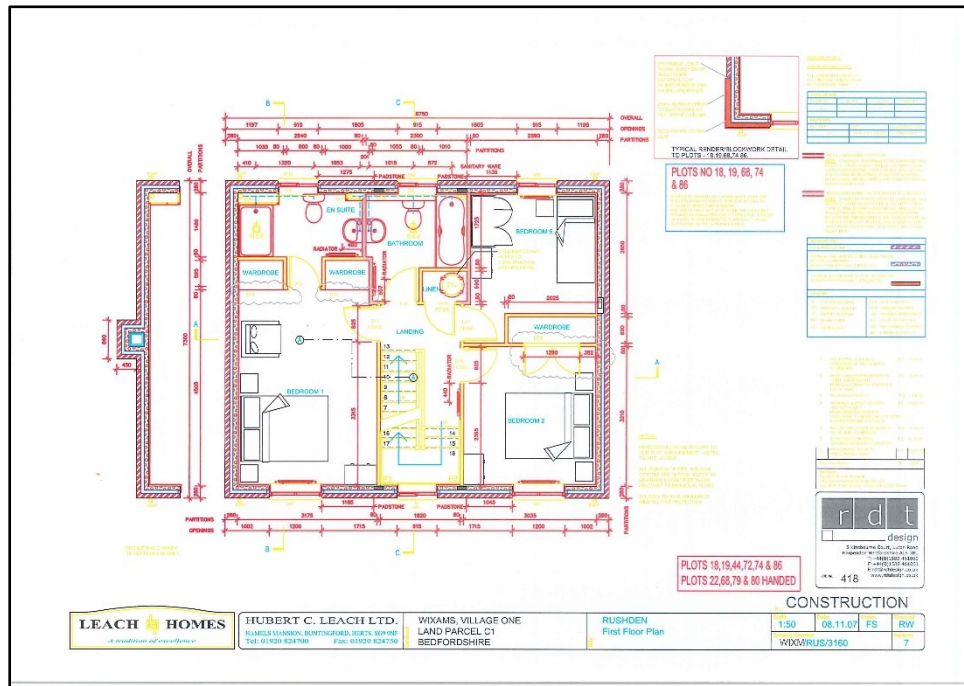




**Ground Floor Plans**

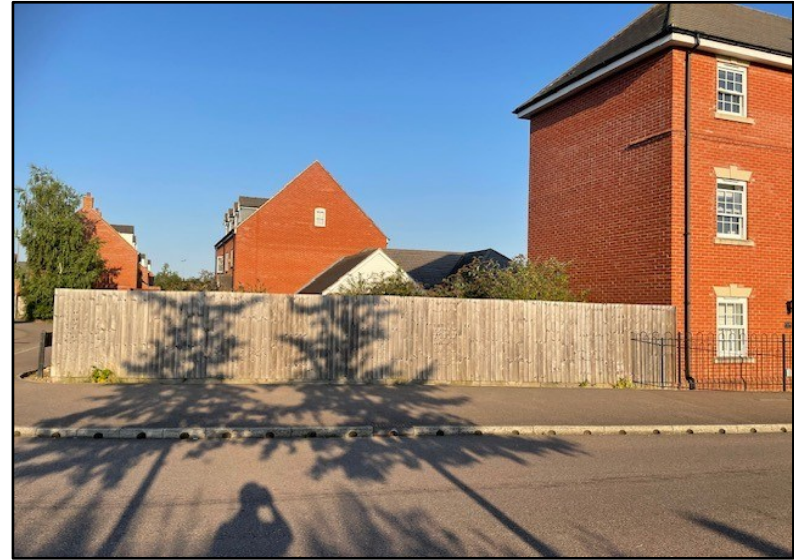


# First Floor & Second Floor Plans





**Plot Photos & Street Scene**





## Tenure

- The plot is to be sold freehold, with the benefit of full planning permission.

## Terms

- **Guide price: £195,000**

### Conditions of sale:

1. The purchaser is to exchange unconditional contracts within 30 working days from when their solicitors receive draft contract documentation.
2. Legal completion to take place within 20 working days from exchange of contracts.

## Contact

- Compass Land and Development on 01234 351577  
E: [dpd@compasspropertygroup.co.uk](mailto:dpd@compasspropertygroup.co.uk)  
[ms@compasspropertygroup.co.uk](mailto:ms@compasspropertygroup.co.uk)  
14-16 Bromham Road, Bedford, MK40 2QA  
W: [www.compasspropertygroup.co.uk](http://www.compasspropertygroup.co.uk)

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### Location Plans

