

## Residential Land

**Guide Price £200,000 Freehold**

- Location for a portable home
- Bio Net Gain
- Carbon capture
- Forest school
- Allotments
- Potential to buy half or part
- Suitable for the travelling community

2.47 Acres of Freehold Land for sale that may have several uses. These could include a Forest School, or perhaps for use to offset as Bio Net Gain or Carbon Capture, offers would also be considered from the travelling community.

Land Adjacent to 133, Stoke Road, Linslade, Bedfordshire. LU7 2SR

## Further Information:

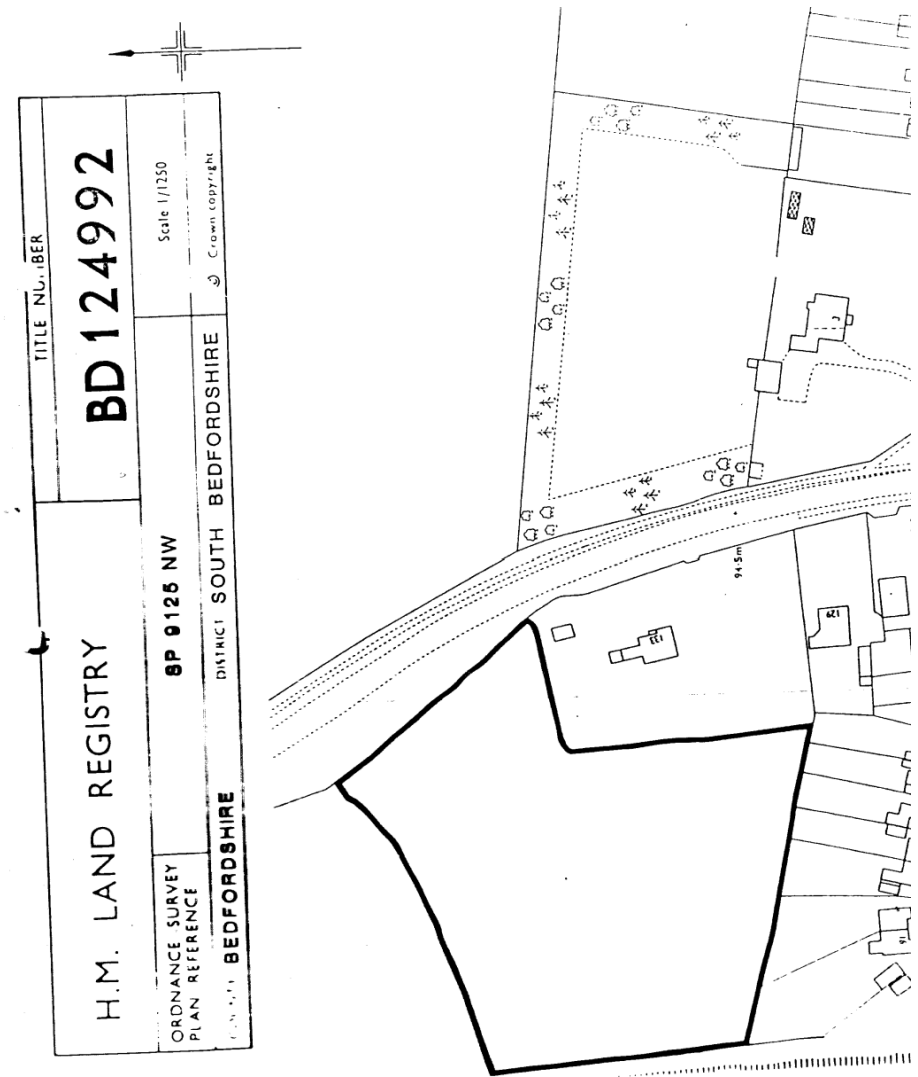
The site is adjacent to 133 Stoke Road, Linslade, Bedfordshire, LU7 2SR. Several applications have failed for residential use, but the land sale would be subject to a 20 % overage clause in perpetuity should you gain residential use for perhaps social housing.

The land may have potential to be registered under the Woodland Carbon Code (WCAG) that could have the potential to sell Carbon Units to the Government over the next 35 years; further information is available via UK carbon capture, usage and storage - GOV.UK ([www.gov.uk](http://www.gov.uk)), with also the potential for tree planting and perhaps offsetting the requirement for Bio Net Gain Diversity on a development site for new homes.

The land does not have water and power, but the owner is open to discussing various uses.

- Location for a portable home
- Bio Net Gain
- Carbon Capture
- Forest School
- Allotments
- Potential to buy half or part
- A site for travelling community

For further information please contact Alan Hilditch at Satchells 01462 892041.



*These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.*