

**Plot purchase opportunity tied to a
build contract (Custom build),
for a new detached house at
'East View' 37 Ivy Lane
Wilstead, Beds MK45 3DN**



CGI of Completed Property

Established plot extending to c.0.23 acres in a non-estate location, with full planning consent for the erection of an individual 1.5 storey detached five bedroom replacement dwelling (c.2,450 sq ft) with garage.

Summary

- Redevelopment plot extending to c.0.23 acres situated in an established non-estate position overlooking open land.
- Quiet country lane setting backing onto fields.
- Fully consented for a 5-bedroom detached, 1.5 storey house (c.2,450 sq. ft) as detailed on the attached drawing.
- Ideal Self /Custom Build opportunity

Location

- The plot is located in the popular village of Wilstead being 5 miles south of Bedford town centre and is conveniently situated for access to the A421 dual carriageway linking the A1 and M1 motorways. Bedford main line railway station has fast, frequent trains to London St Pancras International (fast trains approximately 39 minutes). The village is served by good local facilities including a primary school, two churches, Post Office and Store, a mini-market and pharmacy, two take-away restaurants and two pubs.

Planning

- Full planning consent ref 22/01335/FUL was approved on 18th April 2023. CIL payment of £28,581.18 would normally be required, self-build would be exempt.

Proposed Front Elevation



Proposed Rear Elevation



Build Specification

- A detailed specification of materials and fittings will be provided together with budget costs. If the purchaser wishes to change the specification, any costs above the budget will be charged additionally.

Services

- We believe that mains water and electricity are available in the Lane, (there is no mains gas) but prospective purchasers must satisfy themselves in respect to availability and adequacy of supplies to serve the new dwelling.

Demolition

- The existing property will be demolished by the sellers.

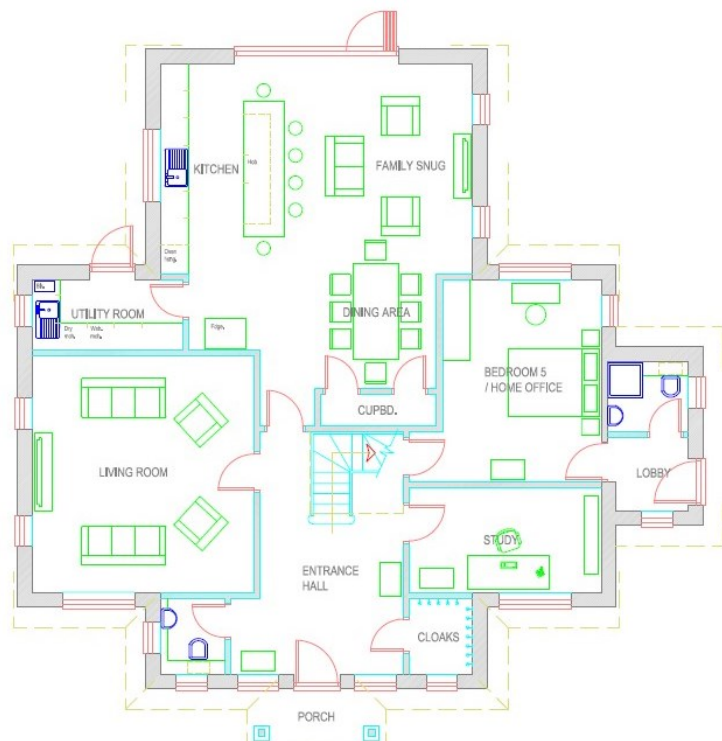
Front of Existing Property



Rear of Existing Property



Proposed Ground Floor Plan

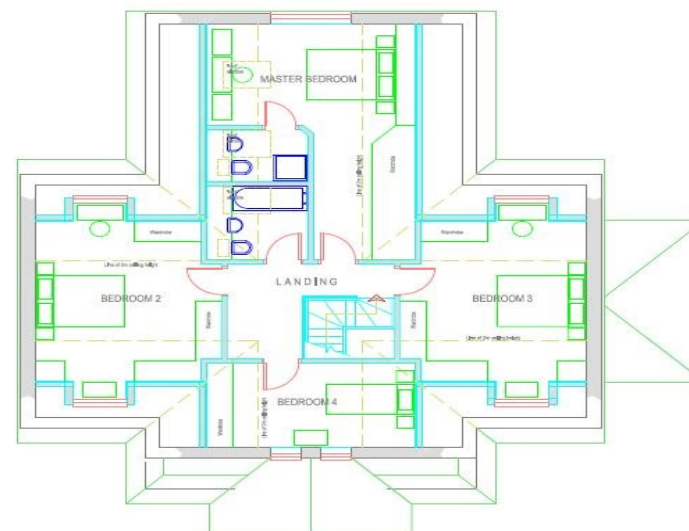


Accommodation

Ground Floor

- Front porch
- Reception Hall & Cloakroom
- Kitchen/Dining/Family Room - 8.000m max x 6.300m (26' 2 max x 20' 6)
- Utility Room - 3.100m x 1.200m (10'1 x 3' 9)
- Living Room - 5.000m x 4.350m (16' 4 x 14' 2)
- Study - 4.100m x 2.250m (13' 5 x 7' 5)
- Bedroom 5/Home Office - 4.300m x 3.350m (14' 1 x 11' 0)
- Rear lobby – door to side
- Shower Room

Proposed First Floor Plan



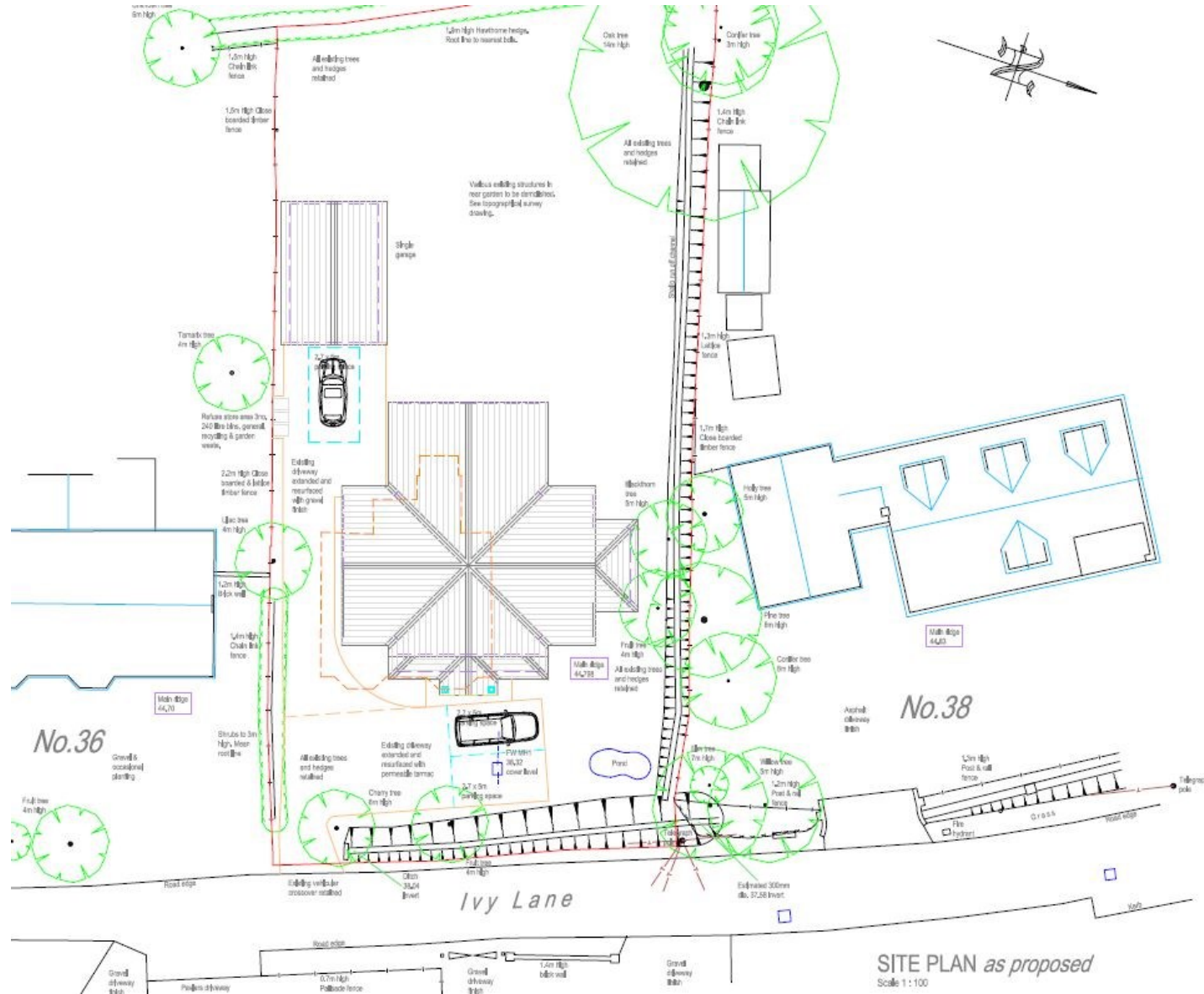
First Floor (some areas will have reduced ceiling heights)

- Master Bedroom – 4.600m x 3.500m max (15' 1 x 11' 5 max)
- Dressing Area – 3.500m x 2.250m (11' 5 x 7' 5)
- En-suite Shower Room
- Bedroom 2 – 4.650m x 4.100m max (15' 3 x 13' 5 max)
- Bedroom 3 – 4.600m x 4.100m max (15' 1 x 13' 5 max)
- Bedroom 4 – 4.600m x 2.450m (15' 1 x 8' 0)
- Family Bathroom

Outside

- Front & rear gardens
- Garage – 6.650m x 4.150m (21' 10 x 13' 6)

Site Layout



Promap Aerial



Tenure

The plot / property is to be sold freehold, subject to contract.

Terms

➤ **Guide Price:** £850,000

The property is available to purchase by way of contract for the plot (purchase price £340,000) tied to a contract for the build with agreed stage payments.

Purchasers will only pay stamp duty on the price of the plot, netting a saving of £25,500.

The total price for the custom-built property including the plot is £850,000. The Plot purchase is 40% at £340,000.

The Build will make up the other 60% being £510,000 broken down into the following stage payments: -

Foundation/One course above DPC = 25%

Roof = 25%

First Fix = 15%

Plaster = 15%

Finish Second Fix = 15%

Completion = 5%

Conditions of sale:

- i) The purchaser is to exchange unconditional contracts within 30 working days from when their solicitors receive draft contract documentation on the plot purchase and simultaneously enter into a build contract.
- ii) Legal completion for the plot purchase to take place within 20 working days from exchange of contracts. Completion of the build contract to be as agreed between the parties.

Contact

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Location Plan



Photo of the Lane



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