

**Partially completed development,
at 'The Old Maltings',
Bedford Road,
Milton Ernest,
Beds MK44 1RJ**



**Under construction, six spacious 2 bed (with en-suites), new build
apartments, located in a highly sought-after village.**

'The Old Maltings', Bedford Road, Milton Ernest, Beds, MK44 1RJ

Summary

- Substantially constructed development for six apartments.
- Constructed to roof truss level (temporary covering)
- Popular village location close to local amenities.

Location

- Milton Ernest is a village in Bedford Borough about 5 miles north of Bedford itself. Milton Ernest has several local amenities that include a Lower School, Garden Centre, Hotel/Public House/Restaurant, Church and Village Hall. It offers easy access to Bedford Town Centre, Railway Station with fast frequent trains to London St Pancras International and Harpur Trust Schools. It is also within the catchment area for the exceptional Sharnbrook Upper School.

Planning

- Planning was originally consented on 9th March 2017 for redevelopment with the erection of a 3-storey block of 6 apartments under planning reference 16/01397/FUL.
- The net accommodation extends to c.5,112 sq. ft together with 15 parking spaces (includes 2 visitor spaces).
- No requirement for any affordable units.



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Accommodation Schedule (GIA Apartments)

Unit	Floor	Beds	Bath	Parking	ft2
1	Ground	2	2	2 x P.S.	848
2	Ground	2	2	2 x P.S.	856
3	First	2	2	2 x P.S.	848
4	First	2	2	2 x P.S.	856
5	Second	2	2	2 x P.S.	848
6	Second	2	2	2 x P.S.	856
					5,112

Services / Drainage

- It is understood that all main services and drainage have been extended into the site, the current owners will provide more detailed information.

Viewing

Strictly via appointment with Compass Land & Development – 01234 351577.

Ordnance Survey Plan



'The Old Maltings', Bedford Road, Milton Ernest, Beds, MK44 1RJ

Proposed Floor Plans & Elevations

Ground Floor

Obscure Glazing

Second Floor

Obscure Glazing

First Floor

Obscure Glazing

Roof Plan

The Maltings, Milton Ernest

Proposed Floor
Plans & Elevations

REVISIONS DATE

A - Overhanging roof to cut in section 15/06/16 removed, rainwater goods added

North Elevation

South Elevation

East Elevation

West Elevation

Section A

Section B

Scale 1:100

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Town Planning and Development Consultants

PROJECT
The Maltings, Milton Ernest

TITLE
Proposed Floor Plans & Elevations

CLIENT
Robert Fairbrother

SCALE (B A1)	DRAWN BY	DATE
1 : 100	LS	04/16

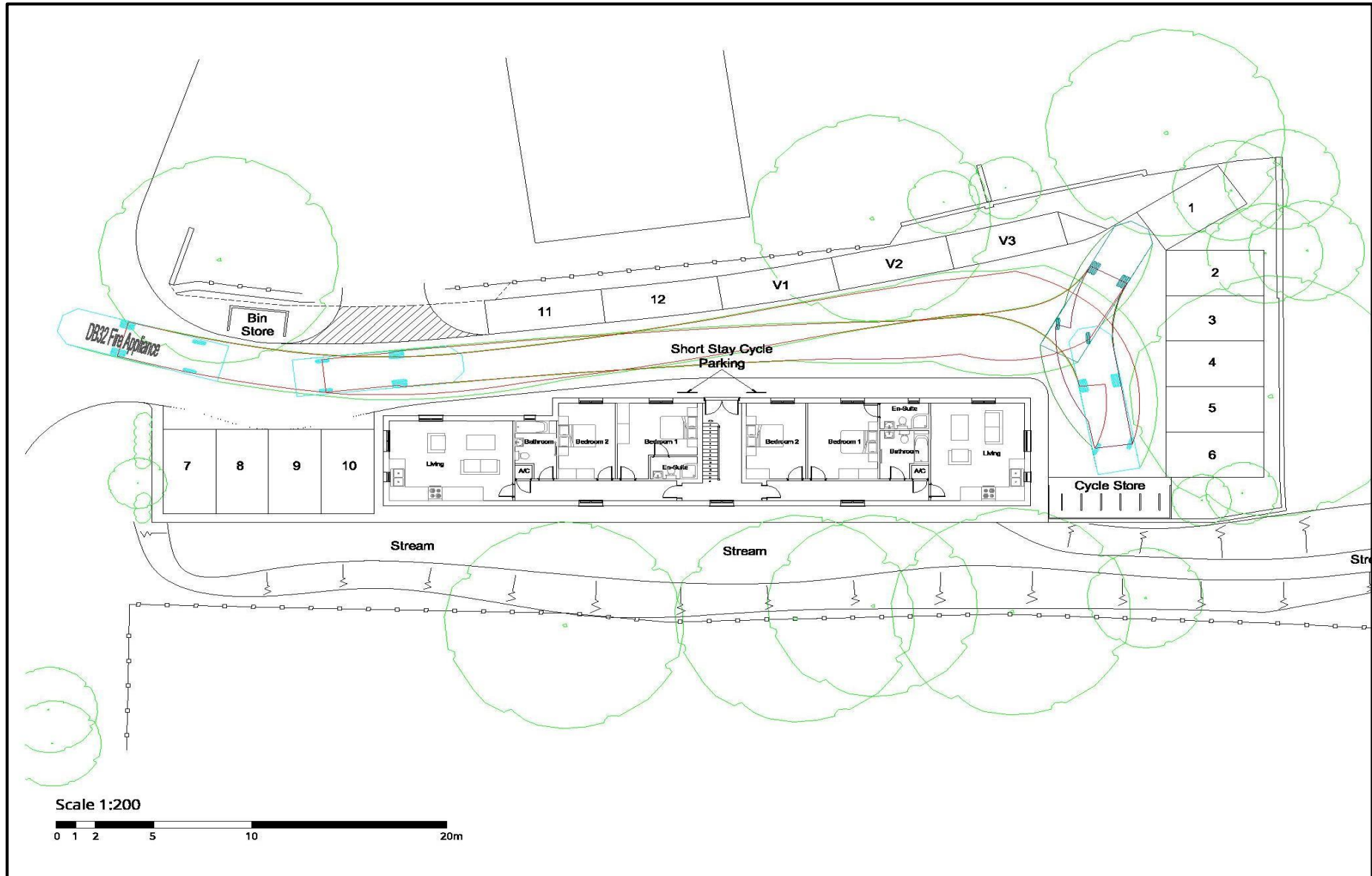
PROJECT NUMBER	DRAWING NUMBER	REV
154772	15-05	B

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Proposed Site Plan (to be slightly amended as only 2 visitor parking spaces available)



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Terms

- Guide price: OIRO £1,000,000

Tenure

- The site is available freehold
- Conditions of sale:
 - i) The purchaser is to exchange unconditional contracts within 30 working days from when their solicitors receive draft contract documentation.
 - ii) Legal completion to take place as agreed between parties.
 - iii) Compass New Homes are to be retained as sole selling /letting agents for the new units (at terms to be agreed).

Contact

- Compass Land and Development on 01234 351577
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Location Plans

