

## General

### Reservation & Sales

Complete reservation of plot by paying a reservation fee of £5,000.

Exchange of contracts to take place within 8 weeks from when your solicitor receives draft contract documentation.

Legal completion to take place within 4 weeks from exchange of contracts.

Hartsmead Developments in-house architect has prepared all planning drawings to date, including some potential house-types (STP), and would welcome enquiries from all interested parties to prepare their drawings. They can be contacted at Hartsmead Development Ltd on 07502145544 or alternatively, purchasers can choose their own architect.

### Enabling / Servicing Works

The following Enabling Works will be carried out:

Water, Electric and Foul drainage connections brought to plot boundary.

Ultra high-speed broadband brought to plot boundary.

Landscaped entrance.

Low level street lighting along private drive.

### Build Out

Groundworks - all services will be brought to the front of each plot for purchasers to connect onto (Water, Electric & BT).

## Viewing

### Viewing and Further Information

The site can be viewed by appointment with Compass.

Further information is available by contacting the selling agents:

Compass Land and Development on 01234 351577

e: [dpd@compasspropertygroup.co.uk](mailto:dpd@compasspropertygroup.co.uk)

e: [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)

## FOR SALE

# Thirteen self-build plots at The Paddocks, Manor Way, Cotton End, Bedfordshire MK45 3AH



Unique opportunity to purchase a building plot with outline planning permission (subject to s.106 Agreement) for a substantial detached house, in a North Bedfordshire village.

Selling agents:



Telephone: 01234 351577

Compass Land and Development  
Compass House, 14-16 Bromham Road, Bedford MK40 2QA  
[www.compasspropertygroup.co.uk](http://www.compasspropertygroup.co.uk)

Compass Land & Development for themselves, and for the vendors of the land, whose agents they are, give notice that: (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Land and Development has any authority to make or give any representation or warranty what so ever to the land. These details are presented subject to Contract and without prejudice. May 2025



Location

Located just three and a half miles south of Bedford, Cotton End offers good local amenities, including a village shop, a primary school, a church, a village hall and a public house.

The A600 provides access to Bedford and the Bedford bypass with connections to the A1 and M1 are within easy distance. Bedford railway station is a short drive providing commuter access to London St. Pancras International (approximately 40 minutes) and the north.

The site

The new Paddocks development is located in the small village of Cotton End in Bedfordshire on Manor Way (MK45 3AH).

Cotton End comprises land north of Shefford and includes Cotton End Village, Shocott Spring and the hamlet of Herrings Green. It is flanked by Wilstead in the west and Cardington to the east and reaches its boundary in the south with Warden Great Wood and Haynes.

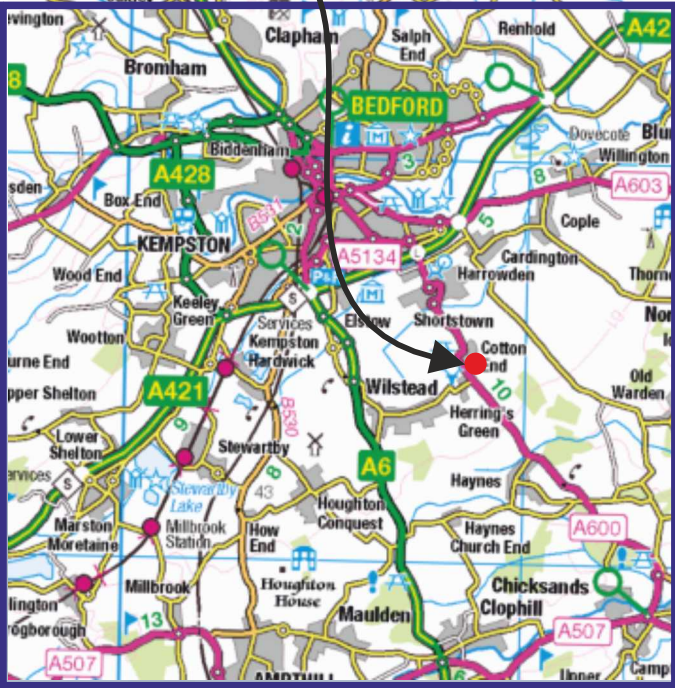
It is proposed to sell the site in thirteen individual parcels to self-builders, most will have the benefit of attractive views over adjacent land.

Site plan



Bedford Council have approved a resolution to grant outline planning consent under reference 24/01283/MAO (subject to completion of a s.106 Agreement) for the erection of 13 self-build houses and 6 affordable units. (19 dwellings).

The Site



Map courtesy of Bing and OS

Plot schedule			
Plot	Area		Price
	M <sup>2</sup>	Acres	
1	669	0.165	£325,000
2	675	0.166	£325,000
3	691	0.170	£325,000
4	623	0.154	£335,000
5	605	0.149	£335,000
6	575	0.142	£350,000
7	503	0.124	£360,000
8	503	0.124	£360,000
9	503	0.124	£360,000
10	503	0.124	£360,000
11	583	0.144	£350,000
12	583	0.144	£340,000
13	583	0.144	£325,000