



## Terraced House

£1,000,000 Freehold

- Planning permission granted
- 13,411 Square Feet
- Ample parking
- Prime location
- High demand in the area
- 12 Units

Land for sale, 1.2 acres, with planning permission for development situated in a prominent location on the Northbound side of the A1 between Biggleswade and Sandy. The site has planning permission to demolish the existing nurseries and build 12 warehouse units creating 13,411 Square Feet for B8 storage and E(G) light industrial use suitable for SME and start up businesses. There is a lack of property available in the area, and we believe that with fully instated units we could generate an annual income of £167,637 Pounds per Annum and with a yield of 6 % the GDV would be £2.8 Million.



High Road, Sandy, Bedfordshire. SG19 1NX

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## Ideal Location:

There is strong demand in the area for units for both rent and for sale. This site is ideally located with easy access to the A1(M) north and south with road links across to Cambridge, Milton Keynes, Bedford and North London. Sandy is a town and civil parish in Central Bedfordshire, England. It lies 8 miles (13 km) to the east of Bedford, 18 miles (29 km) to the south west of Cambridge and 43 miles (69 km) north of Central London.

Recent reports suggest a multi-billion-pound deal with Universal Destinations & Experiences to build the first Universal Studios theme park in Europe, potentially located in Bedfordshire, UK. The project, if confirmed, could transform a large site near Bedford into a world-class entertainment resort, similar to Universal's Epic Universe currently under construction in Orlando. Industry analysts suggest such a project could generate significant economic benefits for the region and create thousands of jobs during construction and operation. While official confirmation is still pending, the possibility of a major Universal destination in the UK has generated excitement among theme park enthusiasts.

Source: Industry reports and analysis (2025).

## Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



*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.*