

**Building plot at
114 Brooklands Avenue (Plot 86)
Wixams, Bedford MK42 6AB
- Ideal for Self-Builder or Developer.**



With detailed planning permission for the construction of a 2.5 storey, 5 bedrooomed detached house with garage (house foundation and garage already constructed)

Summary

- Corner plot on a development constructed in recent years.
- Mostly serviced plot with house foundation & garage (**already constructed**).
- Detailed planning permission granted for the erection of a 2.5 storey, 5 bedroom / 3 bathroom dwelling with single garage, located at rear of the property.

Location

- Wixams is located approximately 4 miles to the south of Bedford town centre offering local facilities including a supermarket, restaurant primary & secondary schools and sporting facilities. The village is conveniently situated for access to the A421 dual carriageway linking the A1 and M1 motorways. Bedford is 14 miles to the east of Milton Keynes and 25 miles to the west of Cambridge. Bedford main line railway station has fast trains to London St Pancras International and Wixams new railway station is currently under construction on this line.

Planning

- Reserved Matters consent for the original development (including this plot) was under ref 08/01785/MAR dated 12th August 2008, a copy of the consent is available on request.

NHBC

We believe there is c.2 years remaining on original NHBC cover, which notes that slab / floor structure have been completed.

Community Infrastructure

- As the plot has an historic planning consent and the construction was commenced prior to the introduction of CIL, we do not believe it will be payable, interested parties can confirm this with Bedford Council CIL department CIL@bedford.gov.uk . Self-builders can apply for CIL exemption.

Accommodation Schedule

Type	Sq.Ft.	Bath	Garage
5 bed/2 bath dwelling (over 2.5 storeys)	c.1,675	2	Single garage

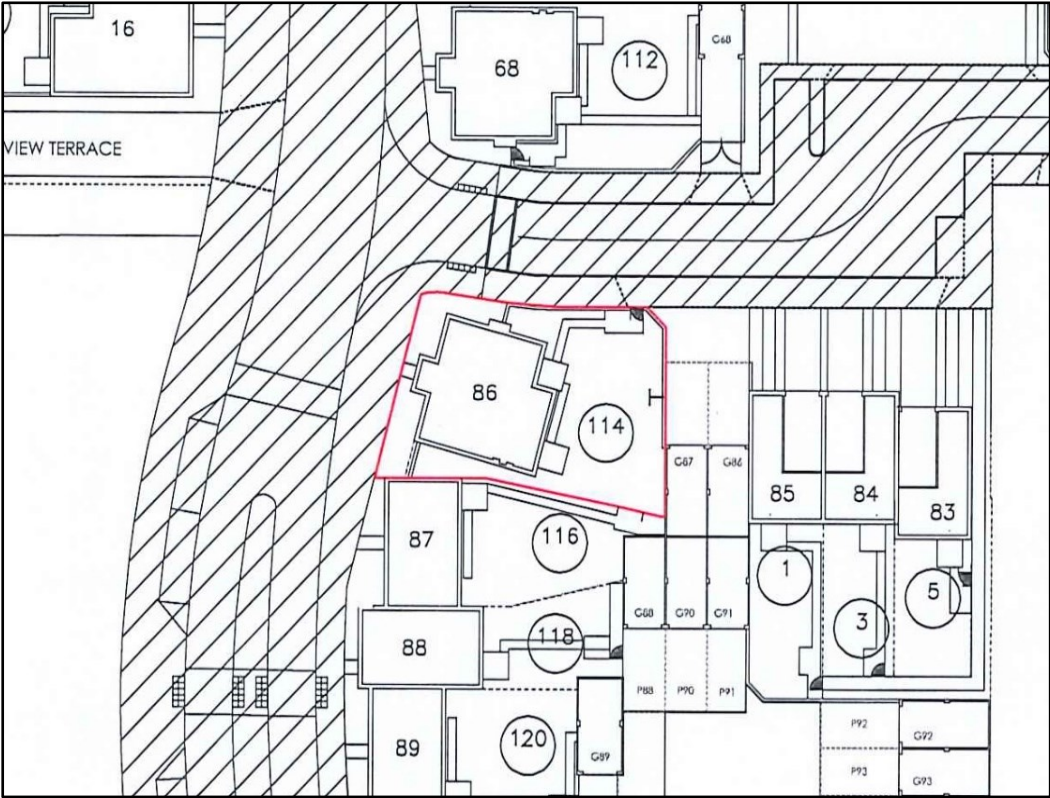
Foundations & Garage

- Foundations for the planning approved dwelling and the single garage with parking space (to the rear of the plot) have already been constructed.

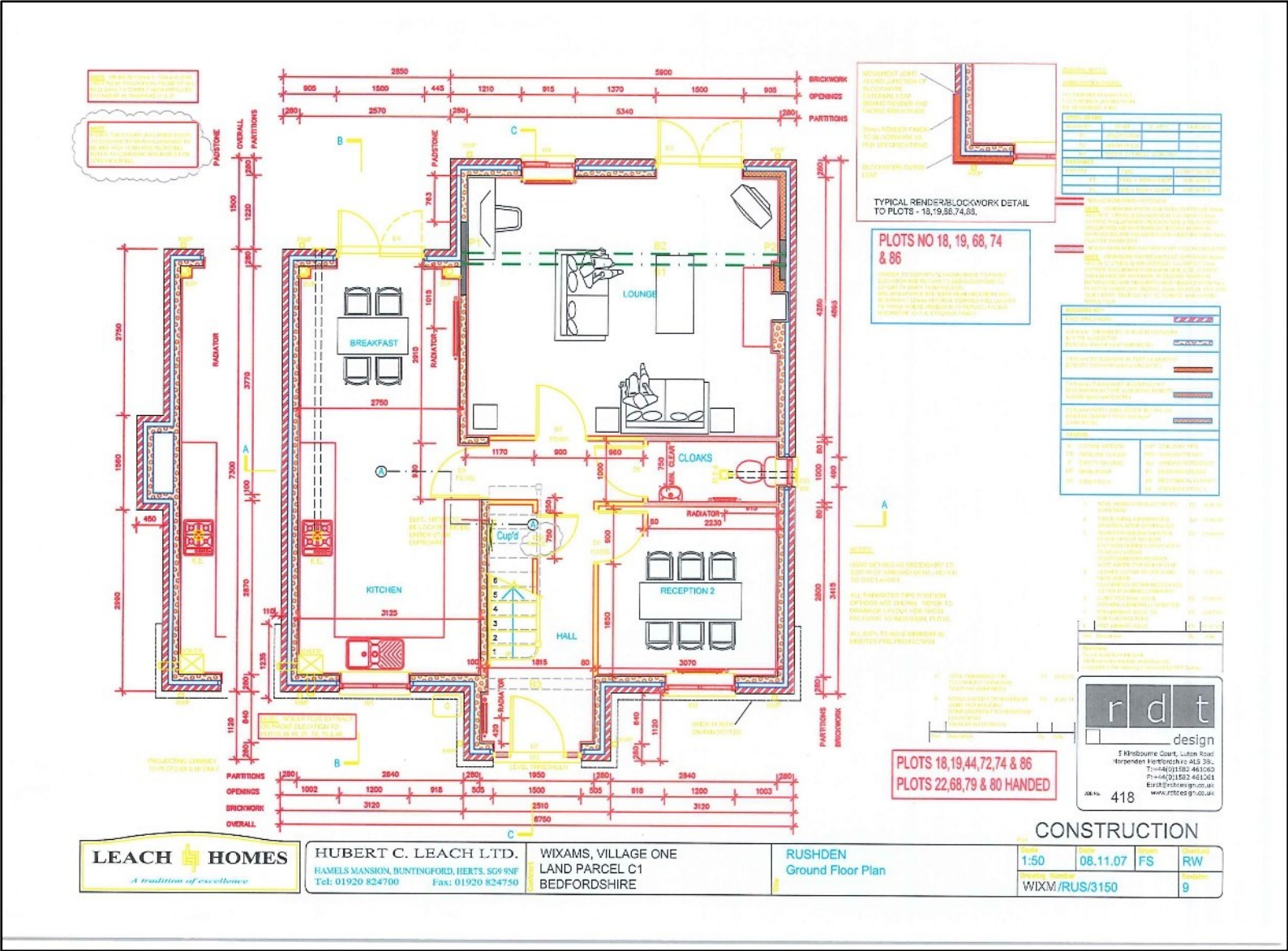
Services

- Statutory services are provided to the plot boundary, purchaser will need to connect into them.
- We understand that in respect of Foul and Surface Water, these are connected to adoptable drainage.

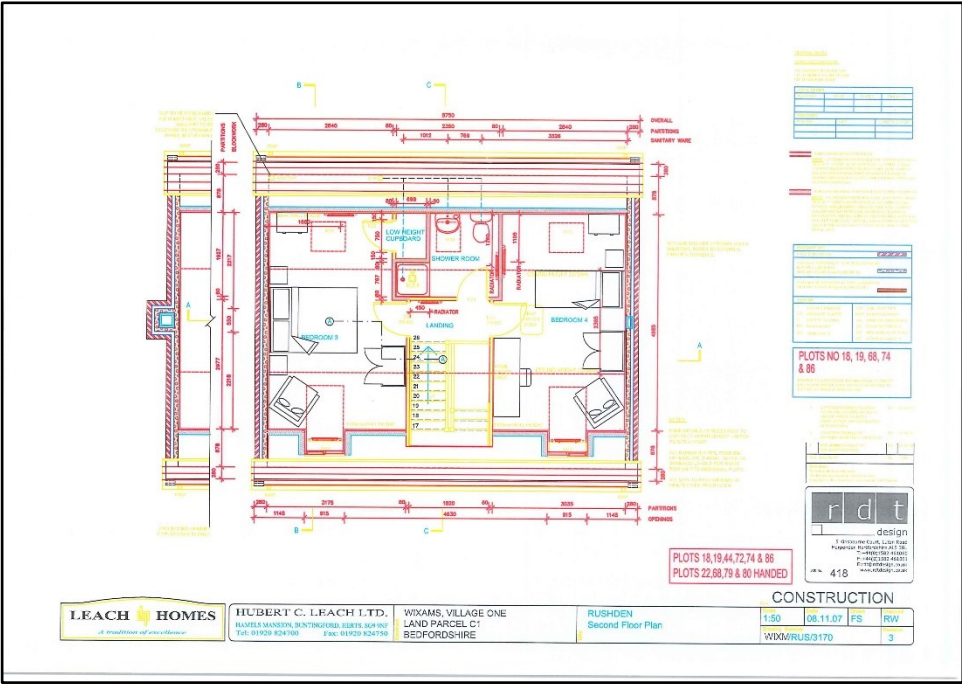
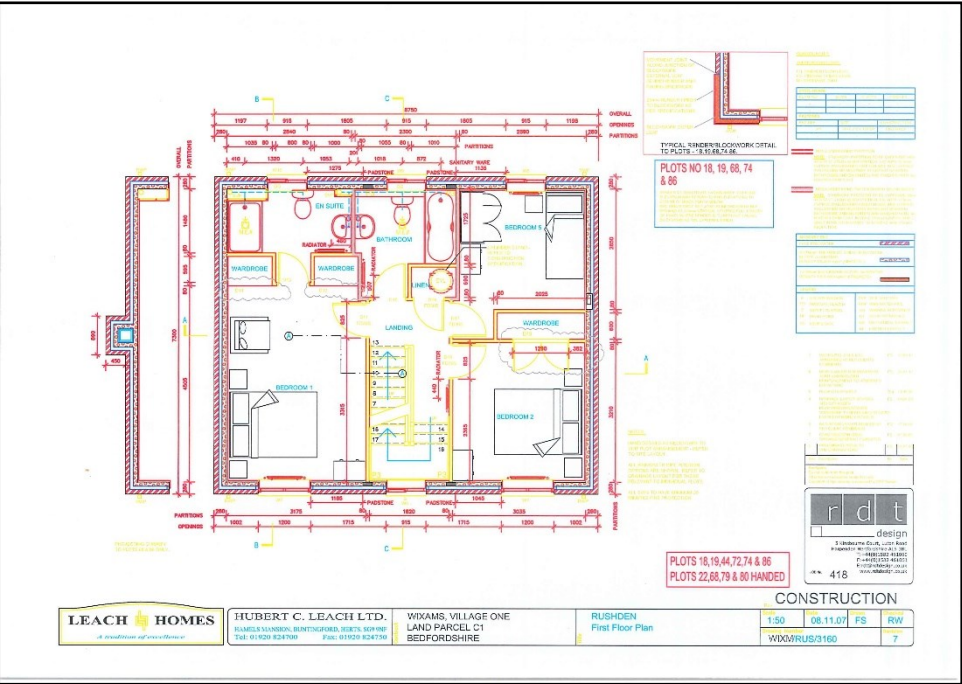
Plot & Elevation Plans



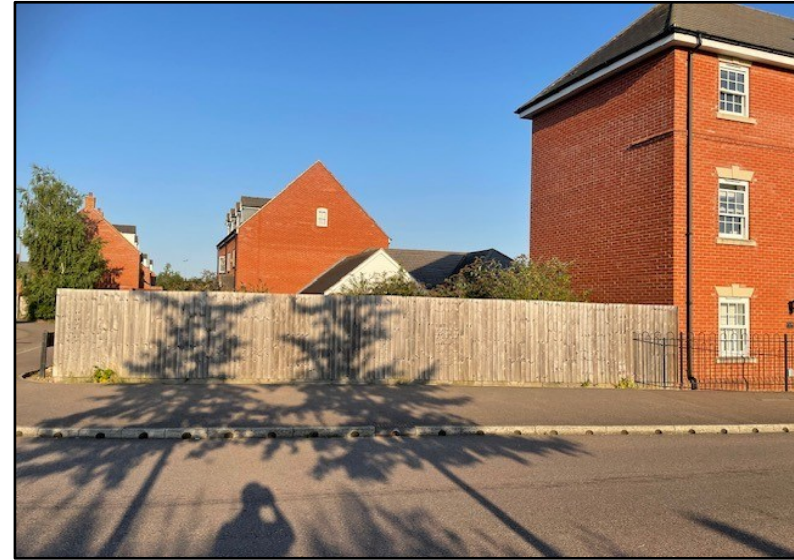
Ground Floor Plans



First Floor & Second Floor Plans



Plot Photos & Street Scene



Tenure

- The plot is to be sold freehold, with the benefit of full planning permission.

Terms

- Guide price: £195,000 (NOTE – VAT will be charged on purchase price)

Conditions of sale:

1. The purchaser is to exchange unconditional contracts within 30 working days from when their solicitors receive draft contract documentation.
2. Legal completion to take place within 20 working days from exchange of contracts.

Contact

- Compass Land and Development on 01234 351577
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Location Plans

