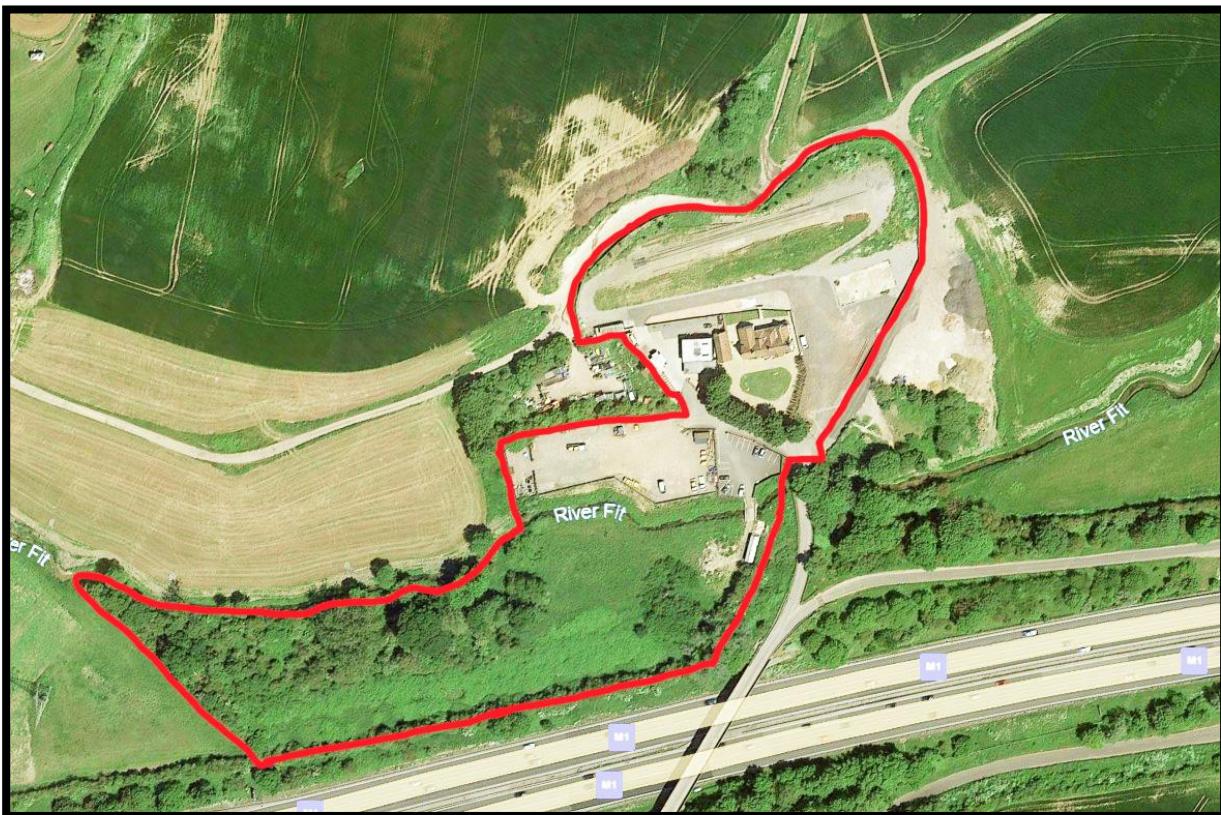


For Sale 7.5 Acre Freehold site with commercial and residential use.



**Old Park Farm, Bridle Way,
Toddington, Dunstable, Beds. LU5 6RD**

Guide price £3,000,000

Currently occupied and owned by a rail company who have utilised it for their depot and residential training centre over the years and now offer it for sale as a whole. The site is located close to and just off junction 12 of the M1 motorway and is about 7.5 acres in total offering:

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- Transport yard of about 25,000 Sq. Ft.
- Workshop and office complex of about 1,800 Sq. ft. GIA
- 6 Bedroom, 4 reception room farmhouse with exposed beams. Inglenook fireplaces, gallery landing, en suites and farmhouse kitchen
- Annex (Currently used commercially)
- Further Transport/storage area of about 25,000 Sq. Ft.
- 1.3 acres of ancillary outside storage area
- 5,800 Sq. Ft tarmacked car park with 16 spaces
- About 4.2 Acres of ancillary land with stream (currently overgrown)

The farmhouse sits in the middle of the site with the annex, workshop and office complex to one side. To the other is a further transport and storage area along with the training/office buildings. (excluded from the sale).

Behind is a raised area of about 1.3 Acres offering further open air storage and to the front sits the carpark, and transport depot.

Beyond the car park accessible on the other side of a stream is about 4.2 Acres of what we have described as ancillary land. Believed to be level, but currently overgrown and redundant in use.

All in all the site presents many opportunities as either an investment by way of separating the elements and letting them separately, or by owner occupation, or a combination of both living in the property, using some and letting some of the elements. Or subject to the grant of planning there could be potential develop parts to add more industrial units and create a small industrial park.

EPC: Awaiting further information

Rates: TBC

VAT: All prices quoted exclusive of VAT

Viewing arrangements: Strictly by appointment in the first instance via Satchells.

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Photos and floorplans. Old Park Farm Toddington.

Location:

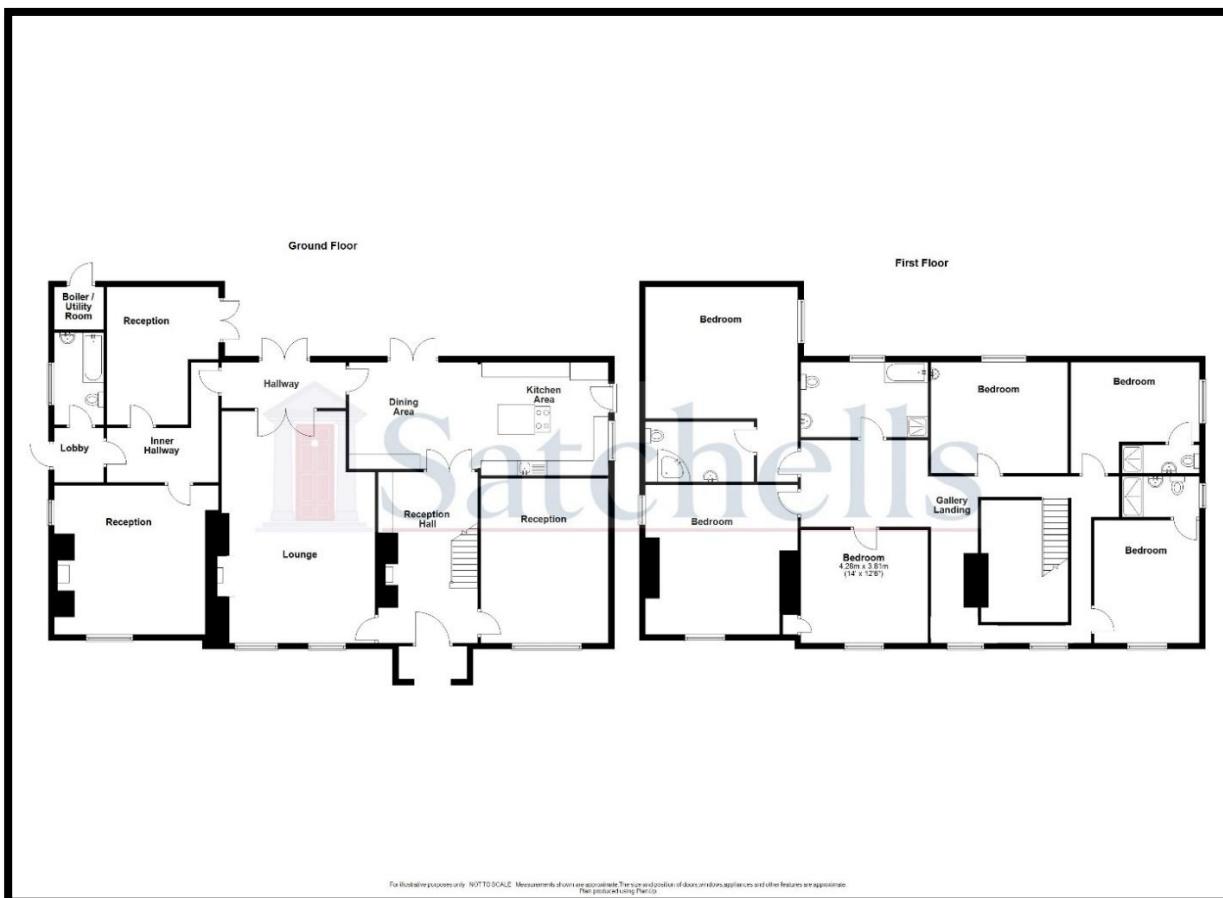


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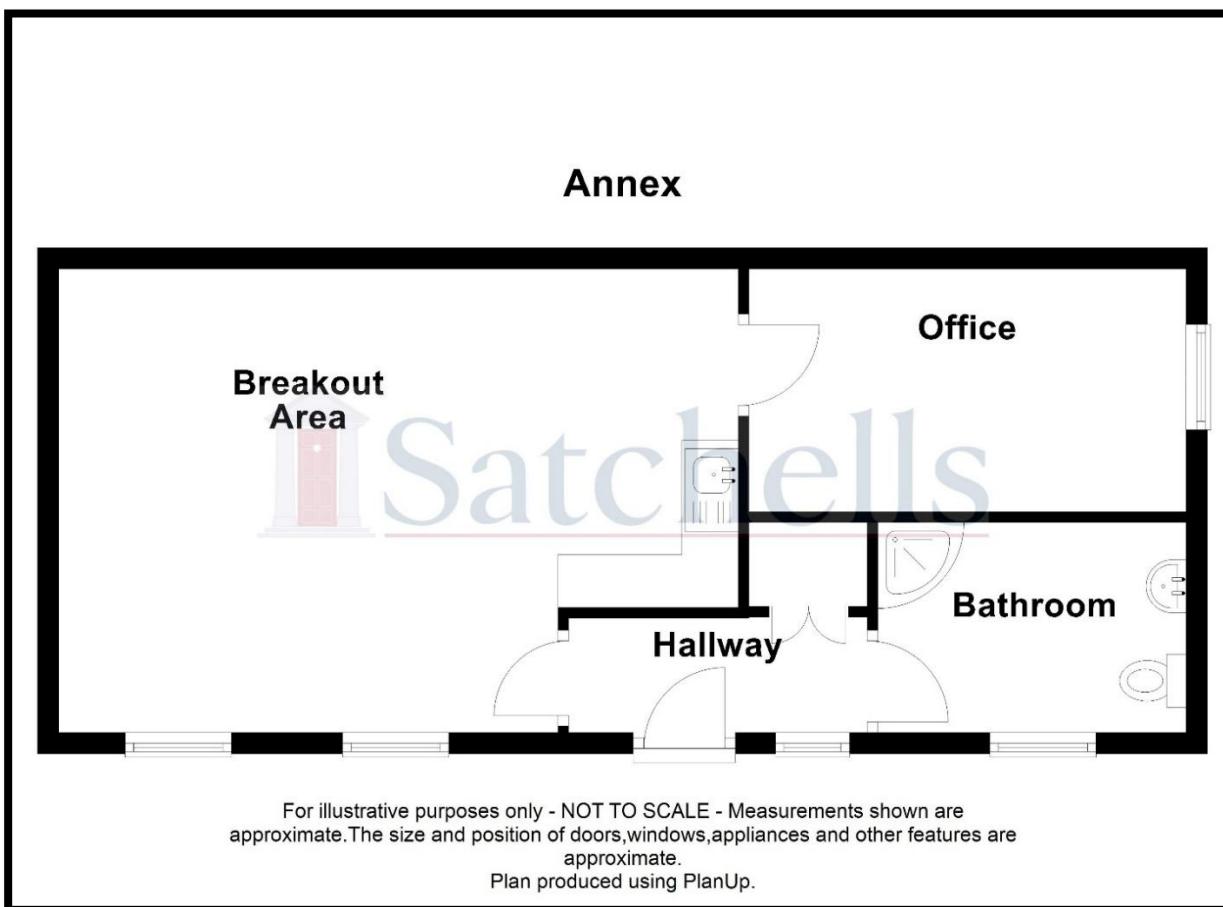
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House:



Annex:

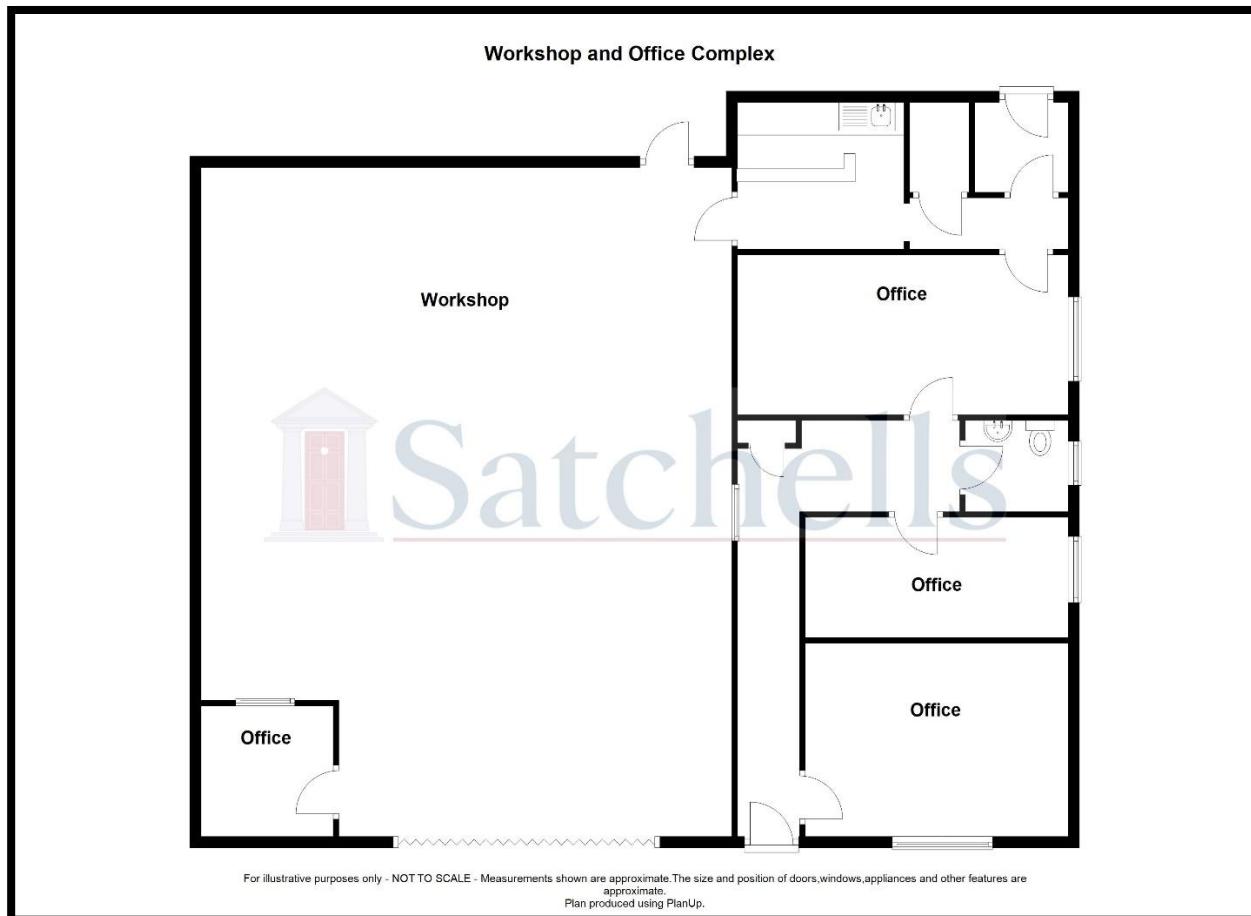


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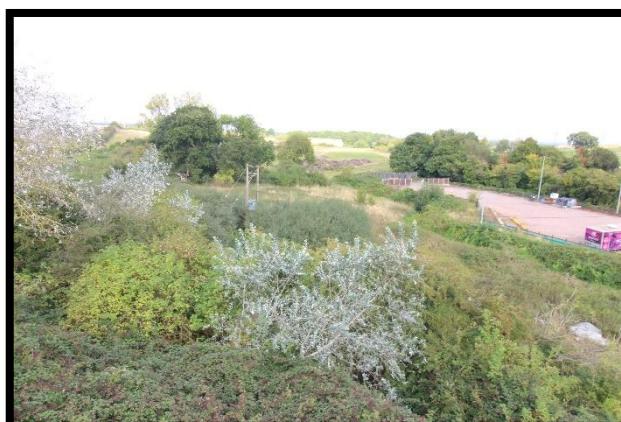
Workshop and office Complex:



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Draft particulars subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; user class, rates, and VAT before entering into a purchase or lease.

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