

**Potential development Site
to the rear of Stirling Road,
Shortstown, Beds MK42 0TX**



Site with potential for residential development (three terraced houses)

Summary

- Potential development site situated to the rear of existing residential properties on Stirling Road.
- The land originally comprised a garage parking court of approximately 20 garages now almost all demolished with just the bases remaining.
- The land extends to c0.17 acres and is shown edged red hatched green on the Promap.

Location

- Shortstown is located approximately 3.5 miles to the south of Bedford Town centre and just half a mile south of a junction with the A421 which links junction 13 of the M1 to the A1. Bedford's main line train station provides regular services to London St Pancras with a journey time of approximately 36 minutes.

Site Entrance



Site



Planning

- The site is available on a subject to planning basis
- The site is within the Settlement Policy Area as identified in the current Bedford Borough Local Plan (Eastcotts – Shortstown).
- We are of the opinion that it may be possible to achieve up to a terrace of three houses subject to satisfactory design and planning approval.

Services

- It is understood that all main services are available to the site but prospective purchasers must satisfy themselves with respect to availability and cost of connections.

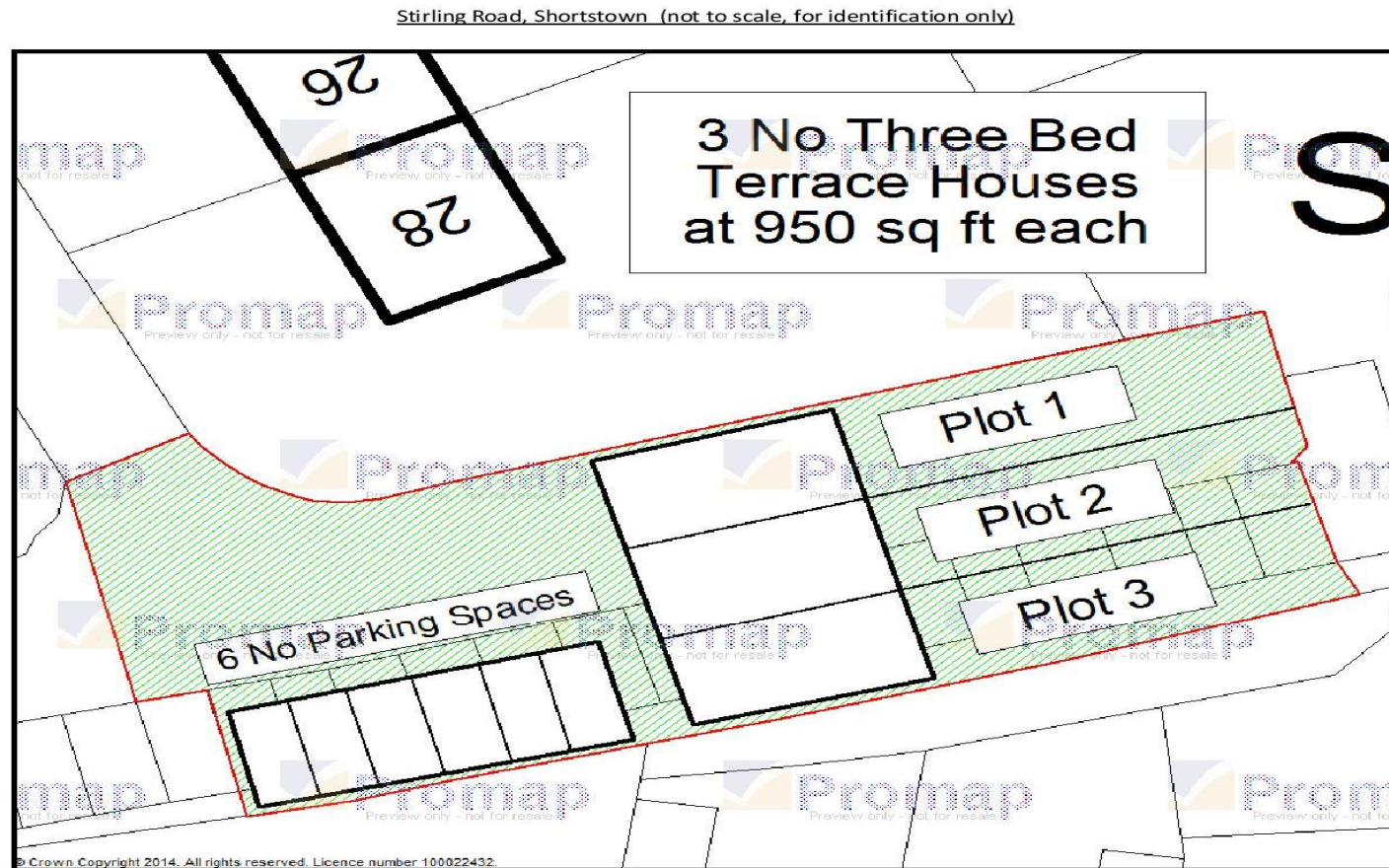
Site



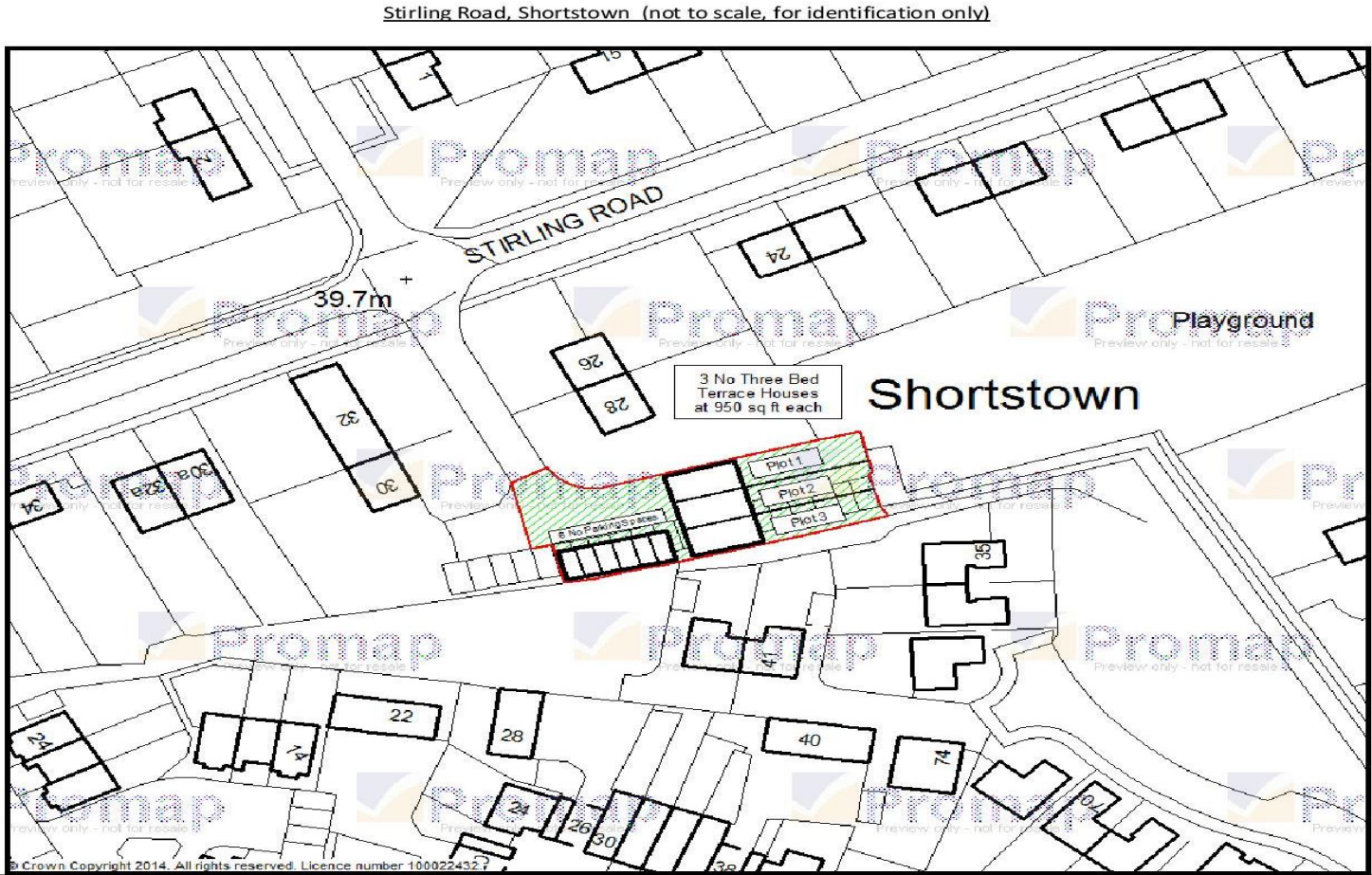
Playground to rear of site



Layout



Ordnance Survey Promap



Tenure

- The land/property is available freehold

Terms

- Guide price: Conditional Offers invited in the region of £150,000 (STP and contract) for the freehold

Conditions of sale:

- The purchaser is to exchange conditional contracts within 20 working days from when their solicitors receive draft contract documentation
- Legal completion to take place within an agreed time frame from receipt of planning permission.
- The purchaser will be responsible for all fees and costs associated with achieving a planning permission
- Compass New Homes are to be retained as sole selling agents for the new units (at fees to be agreed)

Contact

- Compass Land and Development on 01234 351577
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