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## **FOR SALE – Residential Development Opportunity**

Residential Land at Spring Lane, Stagsden, Bedford  
Bedfordshire, MK43 8SE

**GUIDE PRICE: £1,295,000**

- Prestigious Village Green Scheme
- Existing Grassland with Outline Planning Permission for Six Dwellings & Village Green
- Site Area – 1.44ha (3.56 Acre) Total – 0.652ha (1.61 Acre) Residential & 0.789ha (1.95 Acre) Village Green
- Additional 0.097 (0.24 acre) Available by Separate Negotiation
- Bedford – 5 Miles; Milton Keynes - 13 miles; Letchworth Garden City - 25 Miles
- J14 M1 Motorway – 11 miles



## Stagsden

The village of Stagsden is located within Bedford Borough approximately 5 miles west of Bedford, 13 miles north-east of Milton Keynes and 25 miles north-west of Letchworth Garden City. Stagsden is a small village which is home to a 13<sup>th</sup> century church, an impressive village hall and several farms. Due to its central location between Bedford, Milton Keynes and the M1 Motorway, the population has grown to 1,745 (2011 Census).

## The Site

The site is a field of grassland located within the village of Stagsden and has a moderate gradient west to east towards Spring Lane.

0.652ha (1.61 Acre) - Residential Development (Red)

0.789ha (1.95 Acre) - Village Green (Blue)

Total Site Area – 1.44ha (3.56 Acre)

## Additional Land

**Orange Land** – 0.097 (0.24 acre) may be available by separate negotiation.

## Planning

Planning permission was granted by Bedford Borough Council under Ref No: 18/02518/OUT on 16<sup>th</sup> December 2019 for the erection of 6 dwellings and change of use of land to public amenity green space.

## Planning Conditions

The outline planning permission is subject to details of access, appearance, landscaping layout and scale being finalised. The permission has relatively few other conditions which cover the below matters:

- Landscape works scheme
- Energy audit for the new homes
- Development carried out in accordance with the Ecological Appraisal report.
- Development carried out in accordance with the Noise Impact Assessment & Mitigation Measures report.

## Scheme of Development

The layout plan provided as part of the planning application is indicative and subject to reserved matters approval. Based on the indicative plan the property sizes equate to an approximate accommodation schedule as follows:

Plot	Type	sq m	sq ft
1	5 Bedroom Detached	240	2,583
2	5 Bedroom Detached	273	2,938
3	6 Bedroom Detached	291	3,132
4	6 Bedroom Detached	286	3,078
5	5 Bedroom Detached	229	2,465
6	6 Bedroom Detached	291	3,132
TOTAL		1,610	17,328

## CIL & S.106

Bedford Borough is a Community Infrastructure Levy (CIL) charging area and will therefore be payable on the built floor area by a developer. There is a S.106 agreement which provides for the transfer of the open space village green land and maintenance contribution.

There are no requirements for affordable housing.

## Access

The property is bounded by High Street to the north and Spring Lane to the east which are both understood to be adopted. Access to the residential scheme will be from Spring Lane.

## Services

It is understood that mains water, electricity and foul drainage are available to the site. Prospective purchasers will be expected to satisfy themselves as to the availability and adequacy of the supplies. However, plans obtained from the utility companies have been requested and will be available in the 'data room' as soon as received.

Please note there is mains foul sewer that crosses the site and is visible on the drainage search in the Data Room.

## Basis of Sale

Offers are invited on an unconditional basis. Bids are invited on an Informal Tender basis on **Friday 30<sup>th</sup> October 2020 by 12 noon.**

**Guide Price: £1,295,000.**

Prospective purchasers please note that the vendor will be seeking to exchange contracts within 20 working days of the issue a draft contract by the Vendor's Solicitor. Completion will follow within a further 20 working days.

## Legal Costs

Each party will be responsible for their own costs.

## Information Pack

An Information Pack containing planning, technical, survey, utility searches and associated information has been compiled and is available to be downloaded. Please contact Oliver Brittain ([oliver.brittain@brown-co.com](mailto:oliver.brittain@brown-co.com) or phone 01480 213811), to be setup with login details and a password to the 'data room'.

## Overage

It is intended that an overage will be included in the sale transfer to provide for an additional payment in the event the buyer achieves an increase in the built floor area, dwelling numbers or enhances the scheme. Offers should include a proposal for overage.

## Ransom Strip

The Vendor will retain a 12inch ransom strip within the site red line between points A – C on the Disposal Plan.

**VAT** - VAT will not be applicable to the sale price.

## Viewing & Further Information

### Brown & Co Barfords

The Fairways, Wyboston Lakes, Great North Road, Wyboston, Beds, MK44 3AL

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## DISPOSAL PLAN







#### IMPORTANT NOTICES

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