

**Land off 'The Glebe',
Upper Gravenhurst,
Beds MK45 4JA**



**Potential Residential Development Site (STPP) extending to
c.0.344 acre (gross) in a sought-after village location**

Summary

- Potential development site for residential development (2 detached dwellings).
- Non-estate village location.
- Available on a conditional, subject to planning basis.
- The gross site area (including access) extends to c.0.344 acre/c.0.227 acres (net) **as shown edged in red on the Promap attached, final boundaries to be agreed.**

Location

- Upper Gravenhurst is a highly desirable Central Bedfordshire village situated in a rural location and is ideal for country walks, cycle paths & bridleways.

The village has its own Lower school and nearby Shefford has a Middle school; the nearest Upper school is in Harlington. Nearby Shillington provides a post office/general store for day-to-day needs, a lower school and attached pre-school, a petrol station and various public houses.

The nearest train station is at Flitwick, offering fast and direct trains to central London. Hitchin is about 8 miles away and provides more comprehensive shopping and recreational facilities, schooling for all ages and a mainline station serving London.

Planning

- The land does not currently have planning consent but is within the village 'Local Development Framework', it is believed it has good prospects to obtain a future planning consent.

Land on the 'return' at rear of plot



General View



Layout

- An indicative layout is attached detailing two detached houses of c.1650 ft² with 3 bay car barn & 1950 ft² with single garage and 2 parking spaces.

Access

- Access to serve the development will be facilitated by extension of the existing road. The purchaser will be required to obtain necessary highways approval and to carry out the works at their cost. The vendors will want to agree the access (within **green area** on the indicative layout attached) and the development proposed, prior to submission to the Local Authority.

Services / Drainage

- Utilities (not gas) and drainage are thought to be available in close proximity, prospective purchasers should make their own enquiries in respect to availability of drainage, services and cost of connections.

Existing Wayleaves, Easements and Rights of Way:

- The land is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these details.

Tenure

- The land is to be sold freehold with vacant possession on completion.

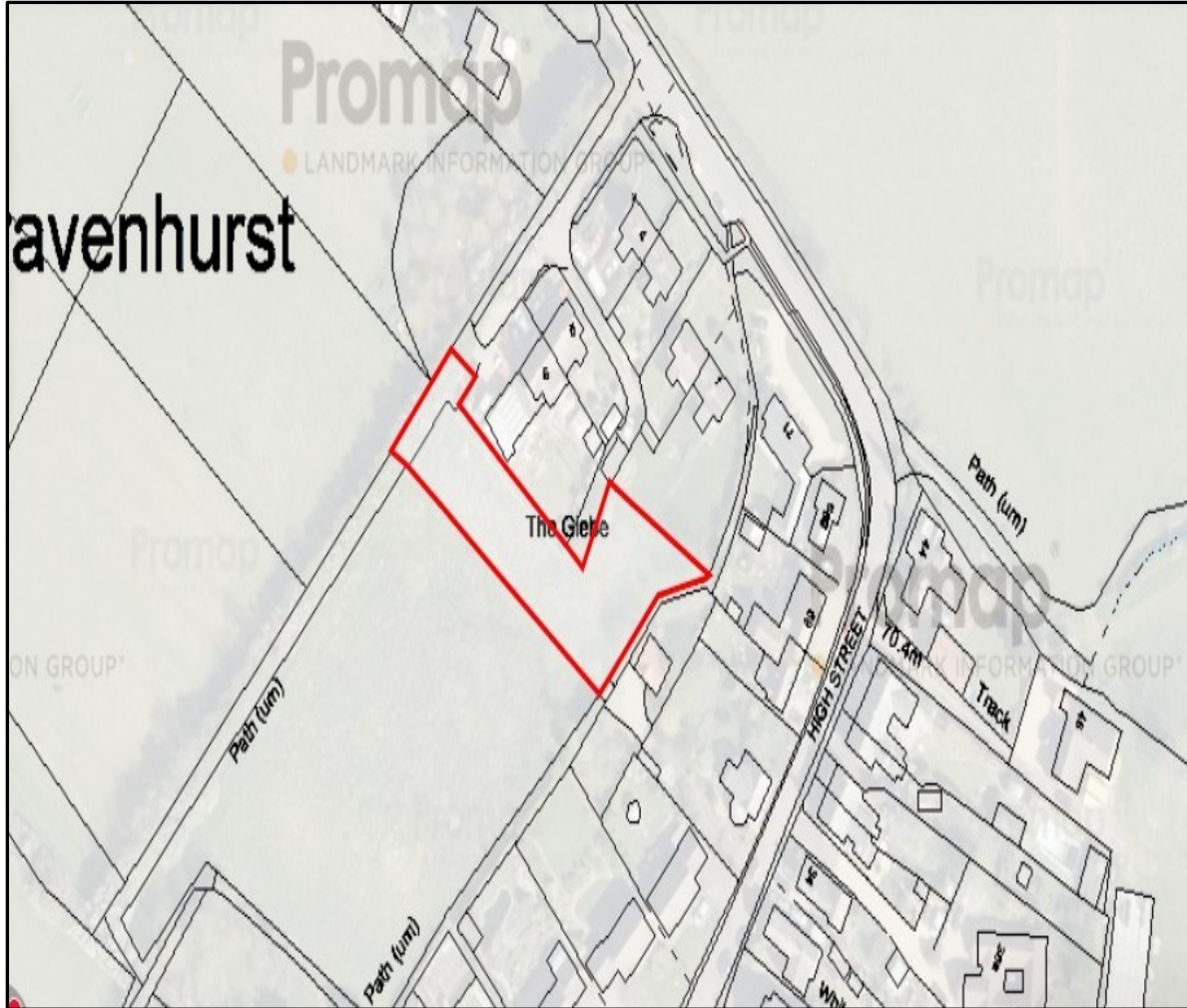
'Bottom' of the plot



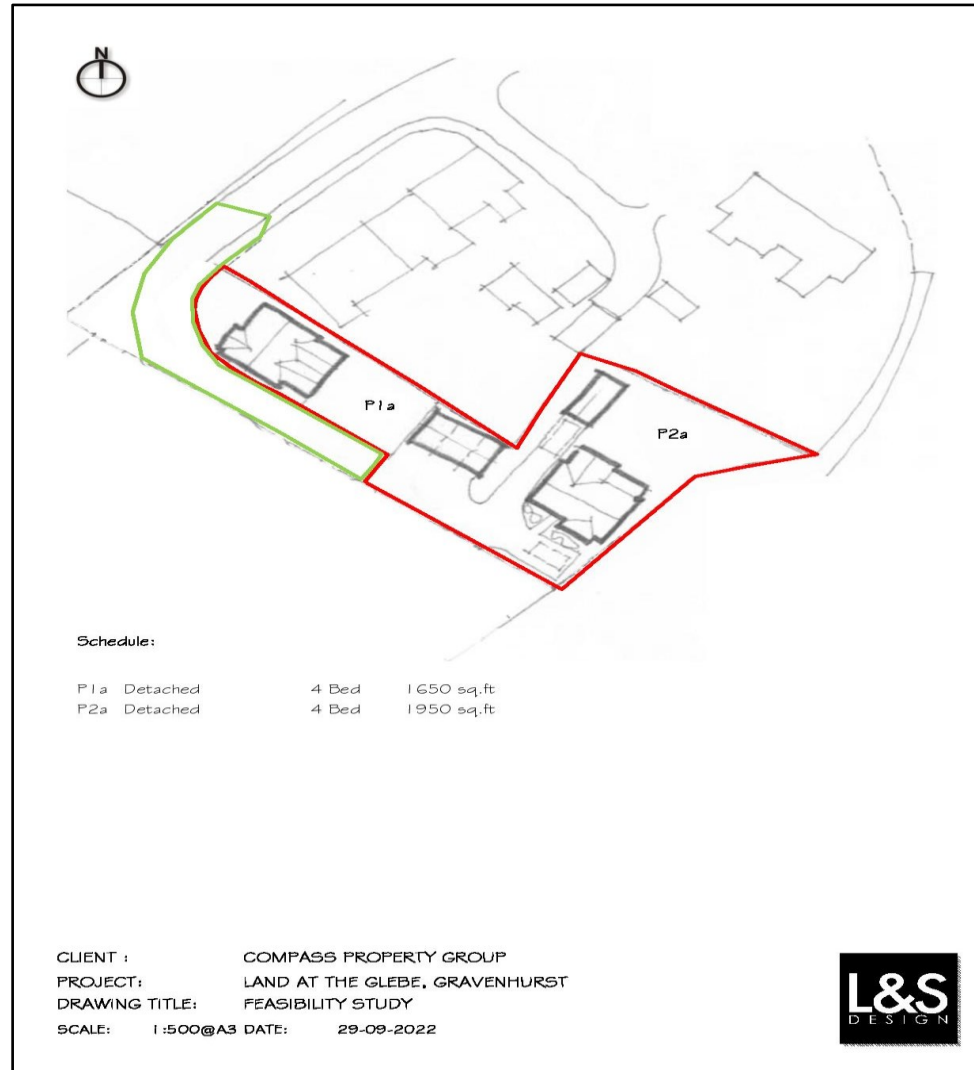
Access from The Glebe



Promap & Google Aerial



Indicative Layout/Accommodation schedule



Terms

- **Guide price: Conditional offers invited in the Region of £375,000 (STPP).**

Conditions of sale:

- (1) The purchasers are to exchange conditional contracts within 30 working days from when their solicitors receive draft contract documentation.
- (2) The purchaser will be responsible for all costs associated with obtaining a planning consent.
- (3) Legal completion is to take place within 20 working days from receipt of planning permission.
- (4) Compass New Homes are to be retained by the purchasers as selling agents for resultant units, at terms to be agreed.

Viewings

- Strictly by prior appointment via Compass Land & Development.

Contact

- Compass Land and Development on **01234 351577**
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Location Maps

