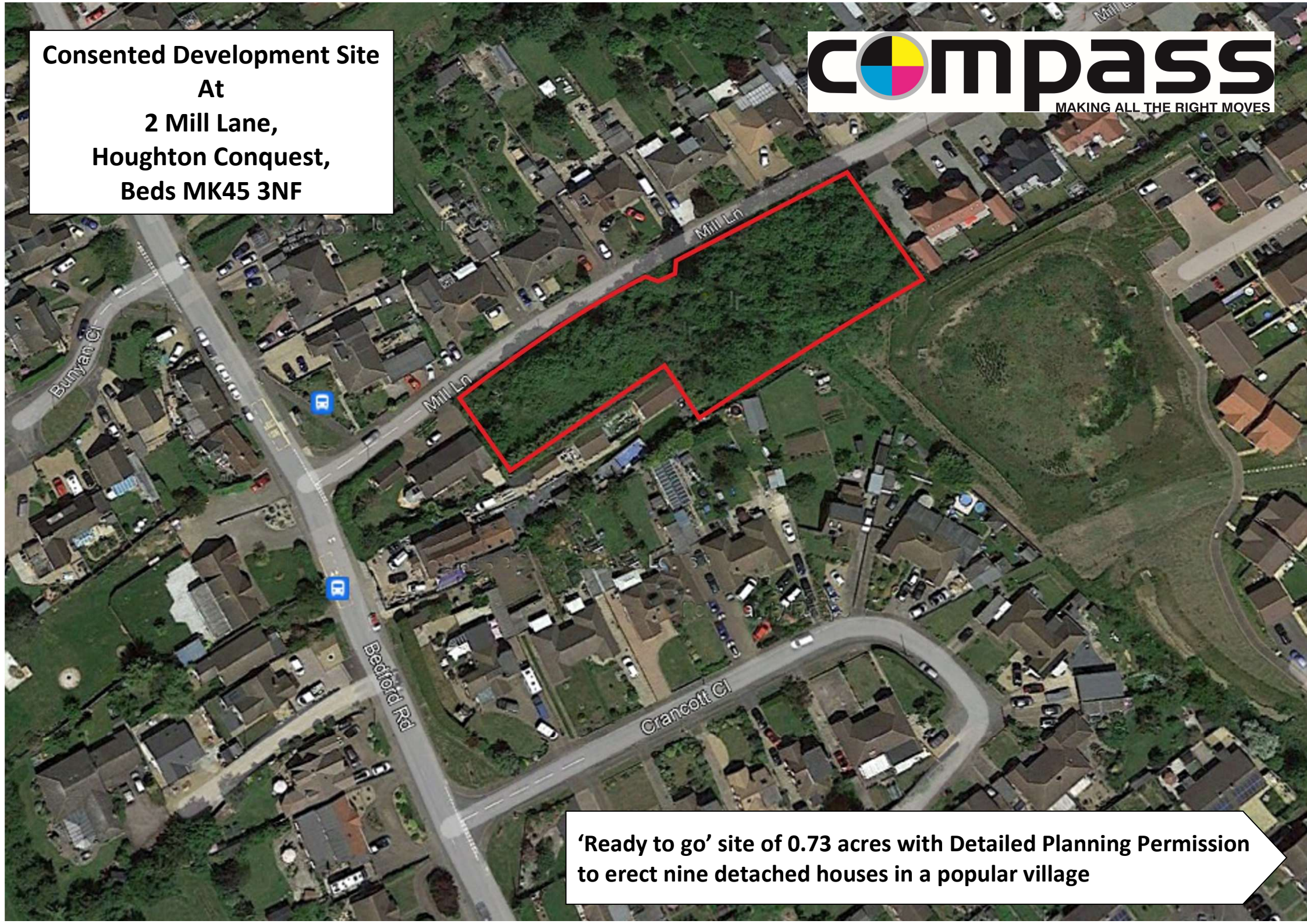


**Consented Development Site  
At  
2 Mill Lane,  
Houghton Conquest,  
Beds MK45 3NF**



**'Ready to go' site of 0.73 acres with Detailed Planning Permission  
to erect nine detached houses in a popular village**

## Summary

- Development site extending to c0.733 acres / 0.296 ha with Detailed Planning Permission to erect 9 Detached houses.
- Sought after village location.
- Pre-commencement planning conditions approved.

## Location

- The desirable village of Houghton Conquest is located five miles south of Bedford town centre and adjacent to the A6 trunk road linking Bedford and Luton. It is also conveniently situated for access to the A421 dual carriageway linking the A1 and M1 motorways. Bedford main line railway station has fast, frequent trains to London St Pancras International. Local amenities include a village shop, post office, Lower School, a village hall, and two pubs.

## Planning / S.106 Agreement

- Planning application reference CB/21/04160/FULL for the erection of 9 no. residential dwellings and all ancillary works was approved by Central Beds Council, detailed in decision notice dated 26<sup>th</sup> September 2022.
- Under the S.106 agreement, the sum of £71,197.31 will be payable by the purchaser, a copy of the agreement can be provided on request.

## Technical Package

- A technical and Building Regulation drawing package will be included comprising Architectural, Structural, Civils and s278 drawings along with ground investigation reports.

Site Frontage



General View of the Plot



## Development / Accommodation schedule

Plot	Type	Description	Beds	Storey	m <sup>2</sup>	Ft <sup>2</sup>	Parking
1	A	Detached	3 + study/Bed 4	2.5	124	1,335	Carport + 1 space
2	A	Detached	3 + study/Bed 4	2.5	124	1,335	Carport + 1 space
3	A	Detached	3 + study/Bed 4	2.5	124	1,335	Carport + 1 space
4	B	Detached	3 + study/Bed 4	2	112	1,206	Carport + 1 space
5	B	Detached	3 + study/Bed 4	2	112	1,206	Carport + 1 space
6	D	Detached	3	2	88	947	2 x spaces
7	C	Detached	3	2	95	1,023	2 x spaces
8	C	Detached	3	2	95	1,023	2 x spaces
9	D	Detached	3	2	88	947	2 x spaces
					962	10,357	

Note: Plots 2&3 are linked by garages

## Drainage/Services

- Approval has been granted to connect the foul drainage to the public sewer under Mill Lane. Surface water is to drain via soakaways connected to a borehole. We understand that mains water, electricity & telephone services are available in Mill Lane but prospective purchasers must satisfy themselves in respect of location, capacity and cost of connections. Heating of the new houses will utilise Air Source Heat Pumps.

## Demolition / Site Clearance Works

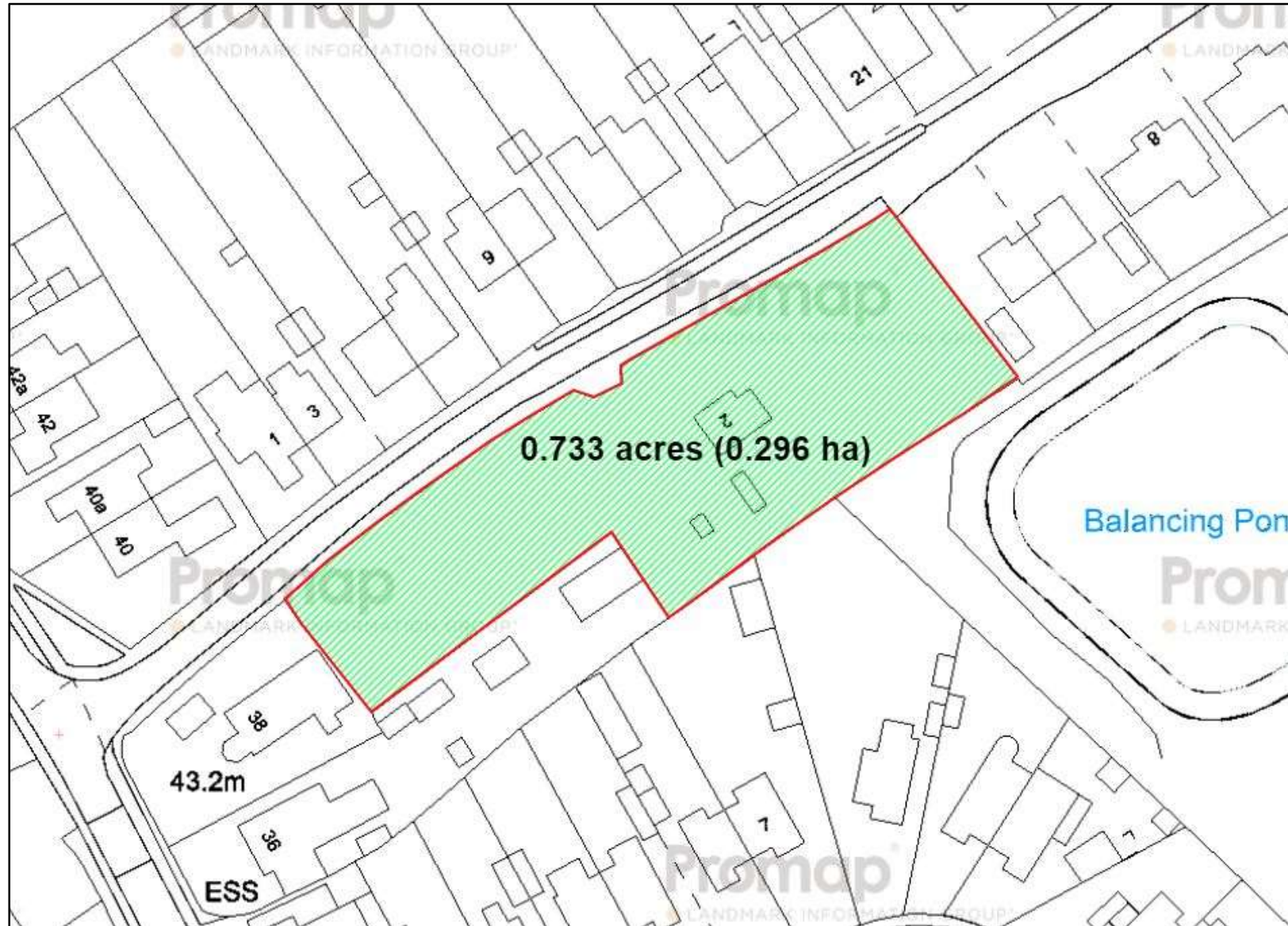
- The site is overgrown and will need to be cleared of trees and vegetation. There are some very dilapidated, small structures that will need to be demolished. The site owners have a quote from a contractor for site clearance.

## Highway Improvement works

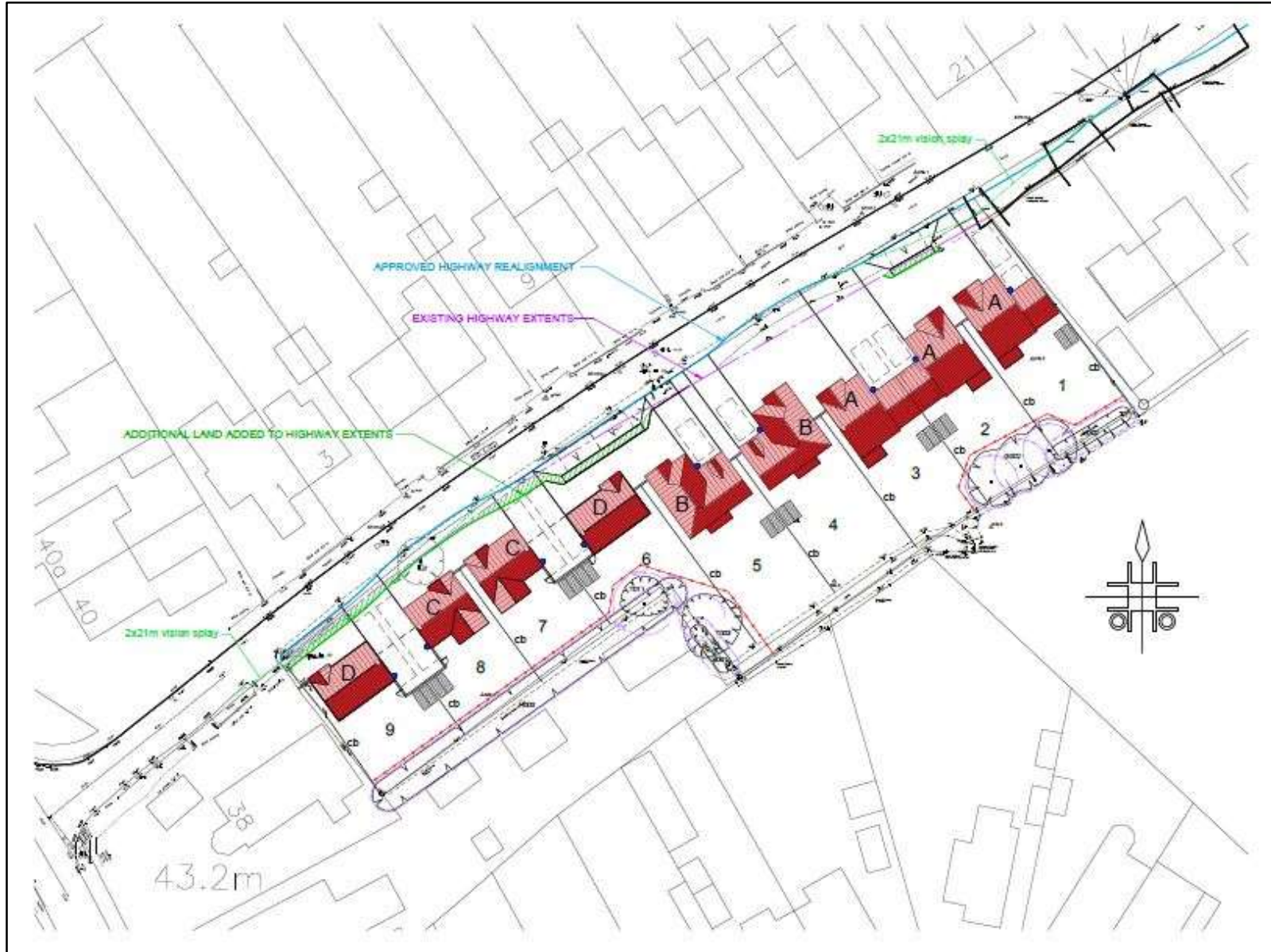
- A s278 application for highway improvement works has been submitted to the local authority. Details can be provided on request.



Promap



## Approved Layout



## Terms

- **Guide Price:** Unconditional offers in the region of £1,100,000 are invited. Offers are to be received by 20<sup>th</sup> January 2023.
- **Conditions of sale:**
  - (1) The purchasers are to exchange contracts within 6 weeks from when their solicitors receive draft contract documentation, a 10% deposit is to be paid.
  - (2) Legal completion is to take place within 20 working days from exchange of contracts.
  - (3) Compass New Homes are to be retained as sole selling agents for the resultant units at fees of 1.5% + VAT.

## Viewings

Strictly by prior arrangement with Compass Land & Development, Tel 01234 351577 to arrange an appointment.

## Contact

Compass Land and Development on 01234 351577

E: [dpd@compasspropertygroup.co.uk](mailto:dpd@compasspropertygroup.co.uk)

E: [ms@compasspropertygroup.co.uk](mailto:ms@compasspropertygroup.co.uk)

14-16 Bromham Road, Bedford, MK40 2QA

W: [www.compasspropertygroup.co.uk](http://www.compasspropertygroup.co.uk)

Compass Land & Development for themselves, and for the vendors of the land, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Land and Development has any authority to make or give any representation or warranty what so ever to the land December 2022. These details are presented subject to Contract and without prejudice.

## Location Plans

