

## Land to the rear of 73-81 Victoria Road, MK42 Offers in excess of £100,000



An opportunity to acquire this parcel of land which extends to approximately 0.24 of an acre, situated on the south side of the Borough of Bedford.



Compass Residential give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

An opportunity to acquire this parcel of land which extends to approximately 0.24 of an acre.

The site is situated on the south side of the Borough of Bedford and is conveniently placed for all amenities.

### Description

A rectangular level plot measuring approximately 53m x 18m and amounting to 0.25 acres

### Location

On south side of Bedford close to the main A6 trunk road, the hospital, train station and other local amenities

### Planning

Planning application ref 10/02822/ful was refused on 28 March 2011 for 5 no. houses (3 x 3 bed and 2 x 2 bed) principally on the grounds of overlooking and overbearing towards neighbours. Architectural consultants DLP suggest that a scheme for 4 x 1.5 storey detached houses as per the attached feasibility layout address the planning objections

### Access

We understand that a right of way could be granted over the access road coloured yellow on the plan on payment of approximately £25,000 subject to confirmation from the adjacent owner.

### Adjacent Land

The large adjacent site known as the Krupp-Camford Engineering Works has now received planning permission subject to the completion of a section 106 agreement for a mixed use development comprising a Morrisons superstore, DIY/Garden Centre, 140 bed hotel, B1 starter units/offices and 121 dwellings under ref 11/00535/EIA. In our opinion this development will totally transform the area and significantly improve the potential of the site being sold

### Services

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

### Viewings

Strictly by prior appointment via the vendors sole agents Compass Land

### Conditions of Sale

1. Conditional contracts to be exchanged within fifteen working days of the vendors receiving legal documentation.
2. Completion to take place ten working days after purchasers receive planning consent or by separate arrangement with the vendors.
3. DLP to be retained as Planning and Architectural consultants
4. Compass New Homes to be retained as selling agents

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 August 2012. These details are presented Subject to Contract and Without Prejudice.