

**Development Site at
111 Warwick Avenue,
Bedford MK40 2DH**



Consented Site with further potential for high density development of flats

Summary

- Consented development site situated in a sought after area of the town close to the main railway station and town centre.
- The land originally comprised a detached house (now demolished) and an existing garage parking court.
- The land extends to c0.4 acres and is shown edged red hatched green on the Promap.

Location

- Bedford is located approximately 10 miles east of junction 13 of the M1 via the A421 which links the town to both the M1 and the A1. The site is immediately to the west of the town centre in walking distance of the railway station which provides regular services to London St Pancras with a journey time of approximately 36 minutes.

Site Frontage



Site Frontage



Planning

- The site is available on a subject to planning basis
- The site is within a conservation area as identified in the current Bedford Borough Local Plan.
- The site of the former house has a planning permission for the erection of a pair of semi detached houses, planning reference 12/02207/FUL. The demolition of the former house was approved under reference 11/02709/CNS
- We are of the opinion that it may be possible to achieve up to four storeys subject to satisfactory design and planning approval.
- Aragon Land & Planning have prepared a sketch feasibility layout showing a four storey block of 20 x 2 bedroom flats

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. The feasibility layout assumes the retention of the existing electricity substation in its existing location.

Garage Court



Part of site

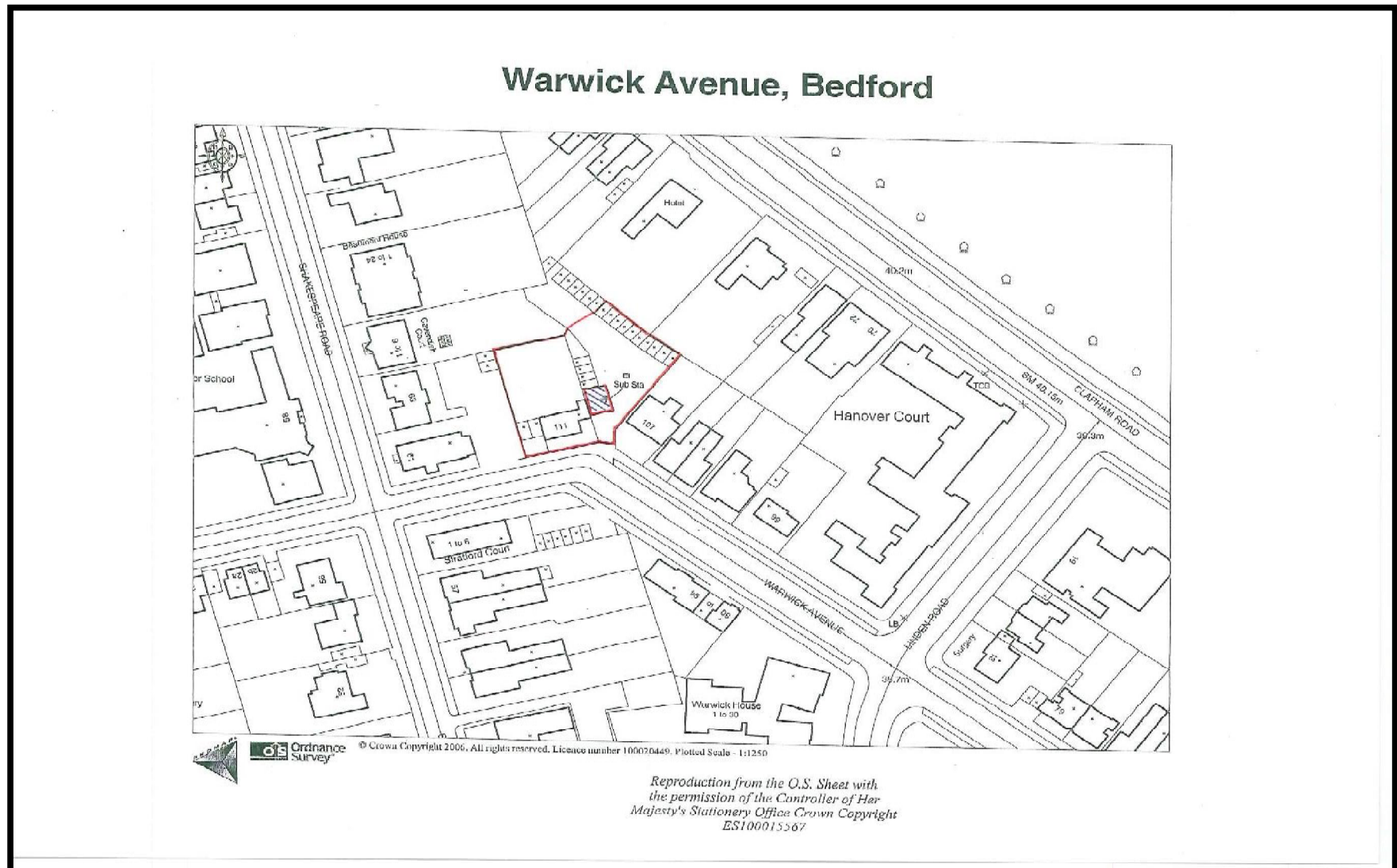


Layout



111 Warwick Avenue, Bedford MK40 2DH

Ordnance Survey Map



➤ The land/property is available freehold

- Guide price: Conditional Offers invited in excess of £750,000 (STP) for the freehold

- i) The purchaser is to exchange conditional contracts within 20 working days from when their solicitors receive draft contract documentation
- ii) Legal completion to take place within an agreed time frame from receipt of planning permission.
- iii) The purchaser will be responsible for all fees and costs associated with achieving a planning permission

➤ Compass Land and Development on 01234 351577
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