

General

The site has the benefit of overlooking 'Box End Aqua Park'.

SERVICES

It is believed mains water, electricity and drainage are available in Box End Road but prospective purchasers must satisfy themselves with respect to availability and cost of connections.

TENURE

The site is to be sold freehold.

METHOD OF SALE

By Private Treaty.

VAT

VAT will not be charged on the sale of the property.

GUIDE PRICE

Unconditional offers only are invited in the region of £1,250,000, subject to contract.

CONDITIONS OF SALE

1. The purchasers are to exchange unconditional contracts within 6 weeks from the date when their solicitors receive draft contract documentation.
2. Legal completion is to take place within 6 weeks from exchange of contracts.

VIEWINGS

Strictly by appointment via Compass Land and Development.

For sale by private treaty

Hotel Site at Box End Road, Kempston, Bedford MK43 8RW



Contact selling agents:



David Donnelly or Malcolm Folbigg on 01234 351577

dpd@compasspropertygroup.co.uk

mf@compasspropertygroup.co.uk

Compass Land and Development
Compass House, 14-16 Bromham Road, Bedford MK40 2QA
www.compasspropertygroup.co.uk

Compass Land and Development for themselves and for the vendors of the property, 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 whatsoever in relation to the property. These details are presented Subject to Contract and Without Prejudice. The vendors reserve the right to amend specifications without prior notice. December 2019.



This c6.27 acre site has the benefit of full detailed planning consent for the erection of a 70 Bedroomed Hotel with Conference and Leisure facilities, potential for other uses (STPP).

Conveniently placed for access to Bedford Town Centre and the A1, M1 and Milton Keynes via the A421 (Bedford Southern Bypass).

Guide Price: £1,250,000 Freehold

Selling agents:



The site

This green field site of c6.27 acres is located in Kempston being west of Bedford and offering excellent road links to the A1 (approximately 14 miles) and M1 junction 13 (approximately 9 miles) and Milton Keynes (approximately 17 miles) via the A421 (Bedford Southern Bypass).

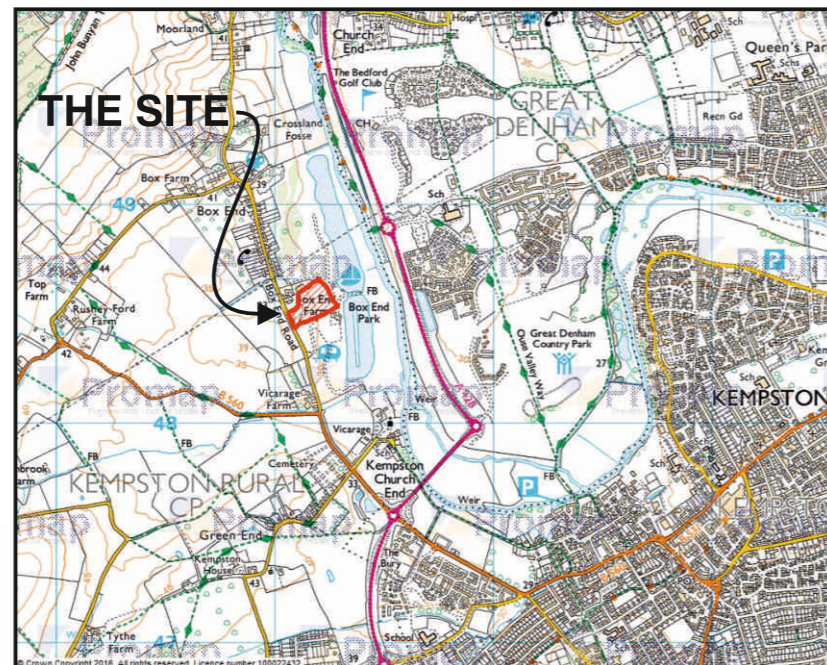
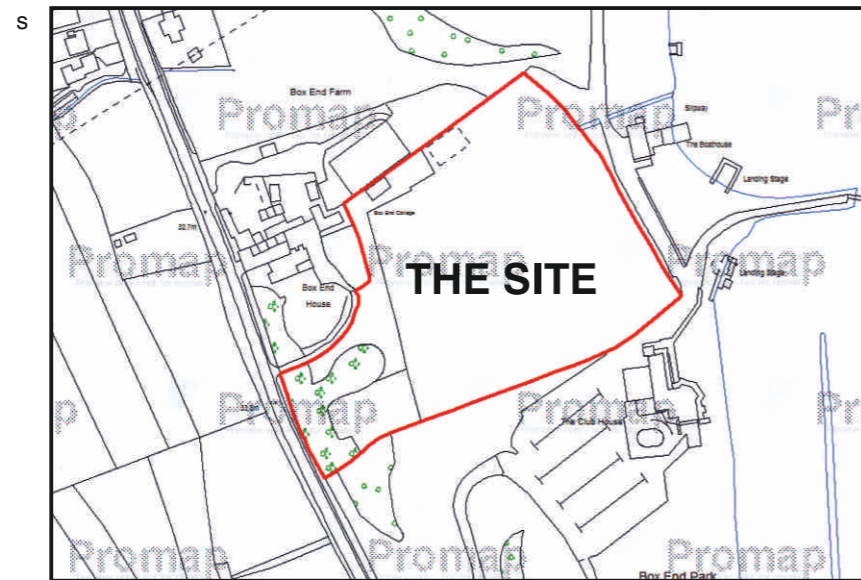
The site adjoins the grounds of the Grade II listed 'Box End House'.

PLANNING

Full planning permission was originally granted under application no. TP89/00605 dated 3rd September 1990 for the erection of a hotel with leisure and conference facilities. More recently, a Certificate of Lawful Development under reference no.19/00445/LDP dated 23rd May 2019, has been issued.

Copies of planning permission documents together with technical information, are available from Compass.

The site may have potential for other uses i.e. care, leisure, commercial, community/religious and possibly some form of residential (STPP).



Proposed Hotel

ACCOMMODATION

The consented hotel will provide for 70 double bedrooms all with en-suites (incorporating three suites), together with five conference suites, restaurant, swimming pool and ancillary areas.

Two passenger lifts are projected within the entrance and reception area.

A detailed schedule of accommodation and copies of drawings are available from Compass.

MEANS OF ESCAPE

A total of seven staircases are to be provided to enable safe and secure means of escape in case of fire and it is proposed that, in addition to structural requirements of fire resistant doors etc., a full fire alarm / smoke detector / emergency lighting system will be required throughout.

CONSTRUCTION

The proposed construction of the premises has been designed to be as simple as possible utilising the gently sloping site to increase the headroom in the rear conference facilities, conventional foundations are proposed with two storey cavity brick and blockwork, solid concrete or raised ground concrete slabs to be provided for ground floor, intermediate floor of concrete slabs supported from load bearing and sound efficient party walls.

EXTERNALLY

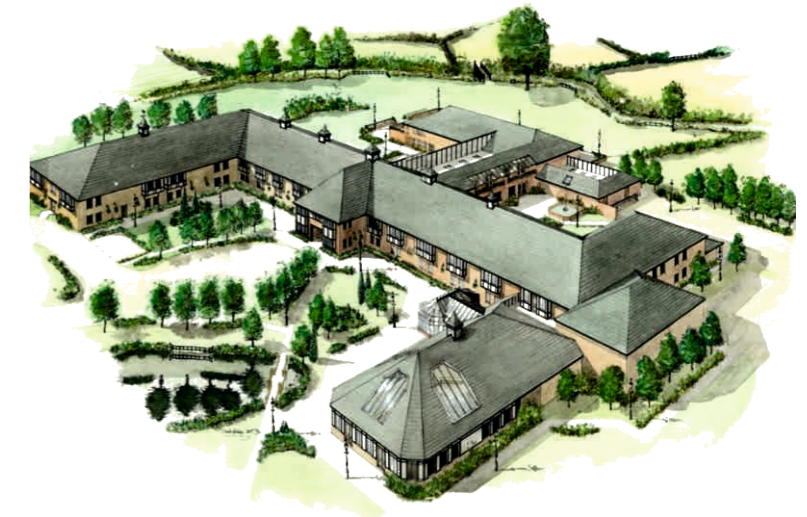
A total of 179 car spaces are indicated.

The remainder of the site to be landscaped to effectively screen the parking from the hotel.

ACCESS

The existing access road to 'Box End House' is to be widened to six metres and the occupants of 'Box End House' to have rights of vehicular and pedestrian access along such road to the point of connection to the access of their property.

Artist's impression



Proposed layout plan

