

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



**Previously consented Site with potential for residential development (STPP)**



## Summary

- Previously 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 c.0.4 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 (**only on part of the land**) had planning approval for the erection of a pair of detached houses, planning reference 12/02207/FUL. The demolition of the former house was approved under reference 11/02709/CNS.
- The site has been subject to a number of historic planning applications, the most recent was for the construction of 12 residential units in three blocks (two of 2 houses and a block of 8 flats) reference 19/02696/FUL dated 3<sup>rd</sup> August 2020. It was refused mainly deemed to be over development of the site.
- We are of the opinion that, on the whole site, it may be possible to achieve up to three storey development subject to satisfactory design and planning approval. **Any scheme must retain access through to the garages not owned by the vendors.**

## Services

- It is understood that all main services are available in the vicinity of the site, but prospective purchasers must satisfy themselves with respect to availability and cost of connections. There is an existing electricity substation on the site.

## Electricity Sub Station

- There is currently an electricity sub station sited within the garage block area.

Garage Court/Land

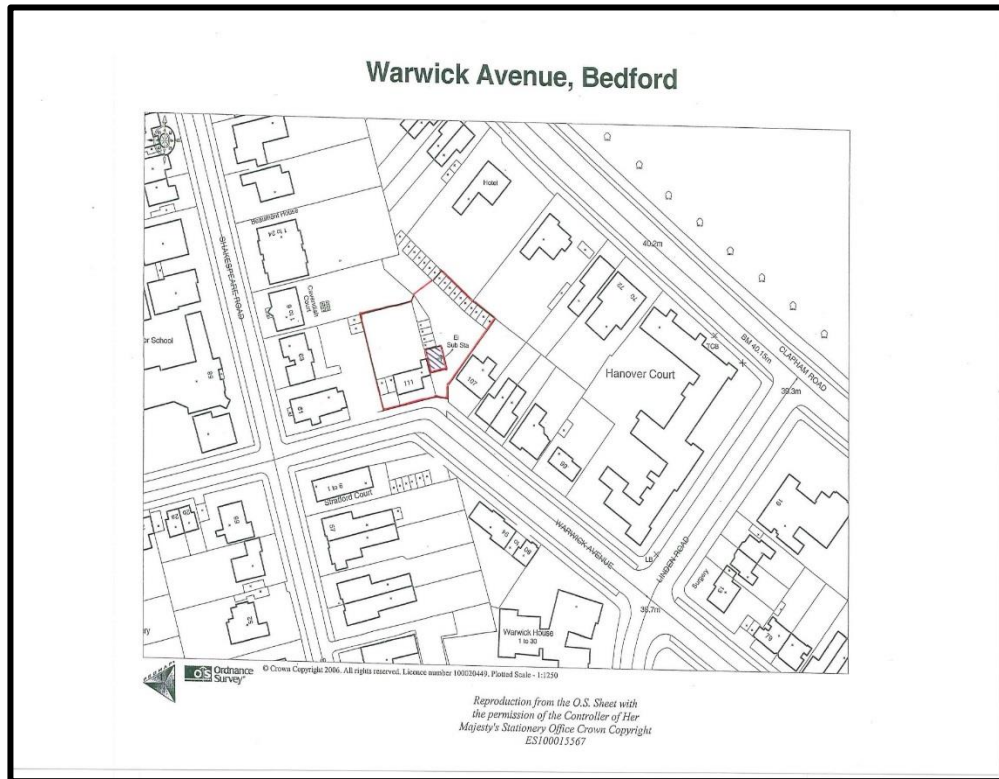


Part of site frontage

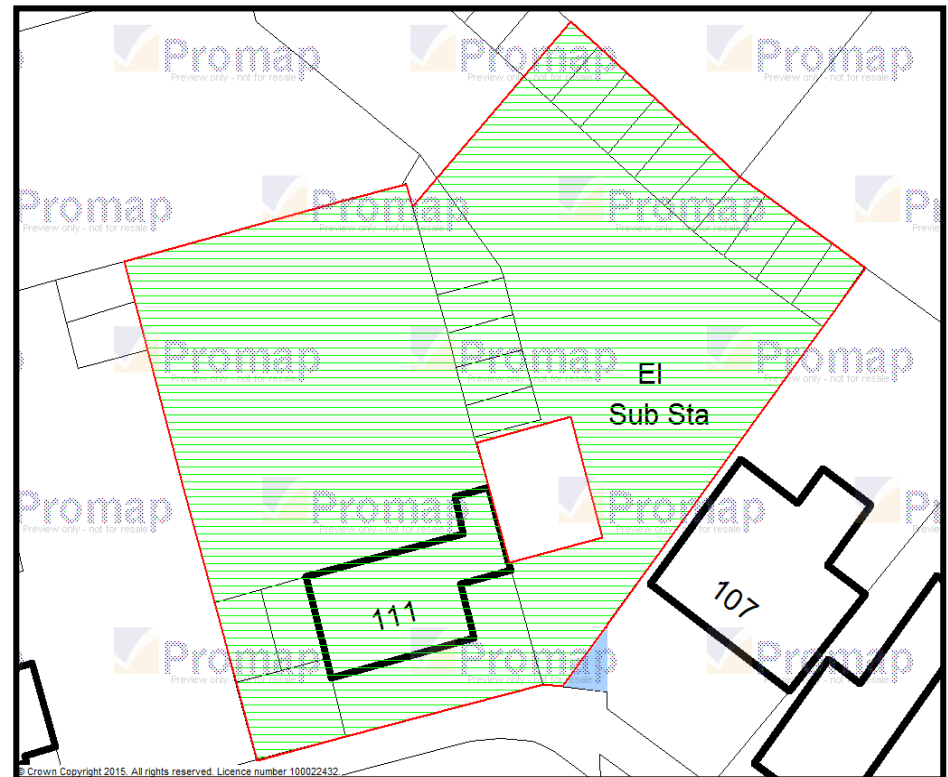


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## Location plan



## Promap





## Tenure

- The land/property is available freehold

## Terms

- Guide price: Conditional Offers invited in excess of £650,000 (STPP) for the freehold

### Conditions of sale:

- The purchaser is to exchange conditional contracts within 20 working days from when their solicitors receive draft contract documentation
- Legal completion to take place within an agreed time frame from receipt of planning permission.
- The purchaser will be responsible for all fees and costs associated with achieving a planning permission
- The purchaser will be responsible for Compass Land & Developments fee equating to 2% + VAT of the purchase price
- Compass New Homes are to be retained as sole selling agents for the new units (at fees to be agreed)

## Contact

- Compass Land and Development on 01234 351577  
E: [dpd@compasspropertygroup.co.uk](mailto:dpd@compasspropertygroup.co.uk) or  
[ms@compasspropertygroup.co.uk](mailto:ms@compasspropertygroup.co.uk)  
8-16 Bromham Road, Bedford, MK40 2QA  
W: [www.compasspropertygroup.co.uk](http://www.compasspropertygroup.co.uk)

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