

# FOR SALE

Subject to planning approval,  
a superb, potential Residential Development Site  
at the rear of 29-33 Clophill Road, Maulden, Beds MK45 2AA



*Red line above for indicative purposes only*

An excellent opportunity to acquire land extending to c.5.93 acres (2.4 ha) on a conditional basis, with planning submitted for residential development having indicative layout detailing 25 dwellings and five large Custom / Self-Build plots.

Selling agents:

**compass**  
MAKING ALL THE RIGHT MOVES

## In Brief

Site offered subject to Outline Planning Permission with indicative layout detailing 25 residential dwellings, and five large Custom / Self-Build plots.

**The land extending to c.5.93 acres (2.4 ha) is located in a non-estate setting benefitting from open outlook to three sides.**

30% affordable housing requirement.

Full technical pack and copies of all planning drawings and reports are available in a Dropbox. A legal pack will also be made available.



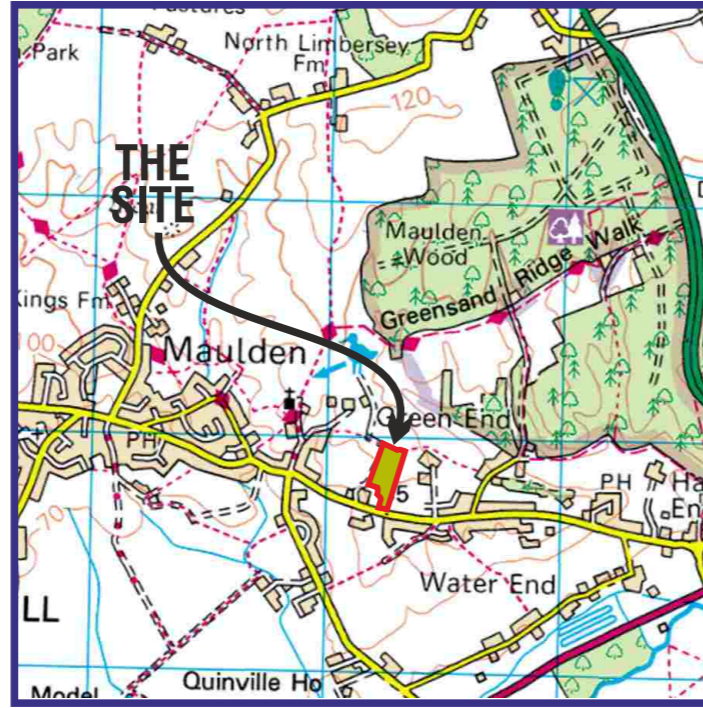
## Location

The sought after Central Beds village of Maulden is located just off the A507 close to the villages of Amphill & Clophill and offers easy access to the A6, M1 (J.13) and Midland Mainline station at Flitwick.

The village benefits from a range of local facilities and amenities including a shop, pubs / restaurant and a lower school.

### Demolition

The vendors will demolish any existing buildings as required, to facilitate the access road.



Map courtesy of Bing and OS

## Planning and Development

The land is currently designated for employment under Policy EMP4(10A) of the Mid Bedfordshire Local Plan First Review (2005) and Policy EA7 of the Site Allocations Plan 2011. Since the previous application for this land (CB/18/01385/OUT) was withdrawn, it has been included in the list of sites in Appendix 4 of the now adopted Local Plan to which Policy EMP2 applies. This states: 'Sites identified within Appendix 4 will be considered favourably for alternative, non-employment generating uses'. The principle of residential development is therefore supported by adopted policy.

An Outline planning application reference CB/22/00588/OUT was validated on 22nd February, this is for a development comprising demolition of existing commercial building and erection of up to 30 dwellings, together with all ancillary works. All matters reserved except access.

From recent discussions with CBC Planning department, it has been indicated the application

will be determined at Planning committee meeting to be held on 25th January 2023, a positive recommendation is expected.

The indicative layout indicates the units / accommodation as detailed in the schedule below.

It is believed the Custom / Self-Build plots could accommodate dwellings up to 4,000 ft<sup>2</sup>

Note: A sketch layout was previously produced detailing 51 dwellings.

**Section 106 – There will be a required payment of £527,708.65 (£17,590.28 per plot), a copy of the draft payments schedule is available, the draft agreement will be provided in due course.**

### Site works

There are two historic foundations on part of the land (each c5m in length) which were excavated some years ago to keep a previous Commercial planning consent live.

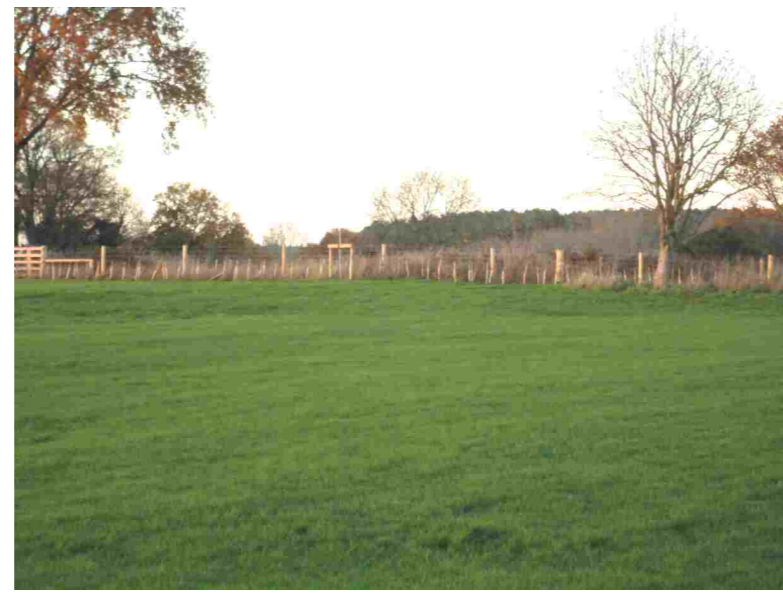
## Indicative accommodation schedule and indicative layout

Affordable				Private			
Plot	Beds	Type	ft <sup>2</sup>	Plot	Beds	Type	ft <sup>2</sup>
1	2	Bungalow	796	10	5	Detached house	2,150
2	2	Bungalow	656	11	4	Detached house	1,981
3	2	Bungalow	656	12	5	Detached house	1,981
4	2	Bungalow	796	13	4	Detached house	1,950
5	2	Semi-detached	850	14	5	Detached house	2,450
6	2	Semi-detached	1,000	15	5	Detached house	3,550
7	2	Terraced house	850	16	5	Detached house	3,550
8	2	Terraced house	850	17	5	Detached house	2,200
9	2	Terraced house	850	18	5	Detached house	2,600
<b>Sub total</b>			<b>7,304</b>	19	5	Detached house	2,200
				20	5	Detached house	2,600
				21	5	Detached house	2,800
				22	5	Detached house	3,500
				23	5	Detached house	2,600
				24	5	Detached house	2,500
				25	5	Detached house	3,550
				<b>Sub total</b>			<b>42,162</b>
				<b>Affordable sub total</b>			<b>7,304</b>
				<b>Self build sub total</b>			<b>20,000</b>
<b>Sub total</b>			<b>20,000</b>	<b>Grand total</b>			<b>69,446</b>

Access to Land West of Land Adjacent to 29 Clophill Road (9.5m in width up to site boundary).



Site entrance



View north east

**NOTE: With any future reserved matters application, the vendors will require the purchaser within their development layout (as current layout or if amended), to facilitate road access to the land adjacent to the western boundary, together with them retaining full rights for access, extension of statutory services and drainage.**

# General

## Planning Documents

All planning documents are available in a Dropbox, please contact Compass for details.

## Services

It is believed that all mains services are available to serve the new development but prospective purchasers must satisfy themselves with respect to availability and cost of connection.

## Wayleaves / Rights of Way

The site is sold subject to all Wayleaves and Easements. There is a restricted right of way at the rear of the land (as detailed on the layout plan) which will need to be maintained.

## Tenure

The site is to be sold freehold.

## Sales Values

Projected sales value recommendations can be provided on request from Compass.

## VAT

The vendors will not be electing to charge VAT on the sale price.

## Viewings

Strictly by appointment via Compass Land and Development tel 01234 351577.

## Contact

David Donnelly or Mark Sheffield on 01234 351577

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

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

## Terms & Conditions of Sale

Conditional offers are invited, **by Friday 27th January 2023**, subject to planning and contract for the scheme submitted.

### Conditions of sale:

1. The purchasers are to exchange conditional contracts within 4 weeks from the date their solicitors receive draft contract pack.
2. Legal completion is to take place within 4 weeks from receipt of planning consent, but must be no later than 31st March 2023.
3. Compass New Homes are to be retained as sole selling agents by the purchasers, for the resultant new homes (at terms to be agreed).



*Panorama looking north*

Contact selling agents:



**Telephone: 01234 351577**

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