

DEVELOPMENT SITE FOR SALE

Land adjacent to Mark Rutherford School, Wentworth Drive, Bedford MK41 8PX

For sale by informal tender



KEY FEATURES

- + Greenfield site
- + Plot size approximately 0.33 acres (0.13 hectares)
- + Outline planning consent for three detached dwellings
- + On the outskirts of Bedford Town Centre
- + A Community Infrastructure Levy (CIL) may apply

PROPERTY

This greenfield site lies adjacent to Mark Rutherford School, close to local amenities including supermarkets, a post office and golf course.

Bedford Borough Council has granted outline planning permission for up to three detached dwellings. The application number is 17/03480/OUT.

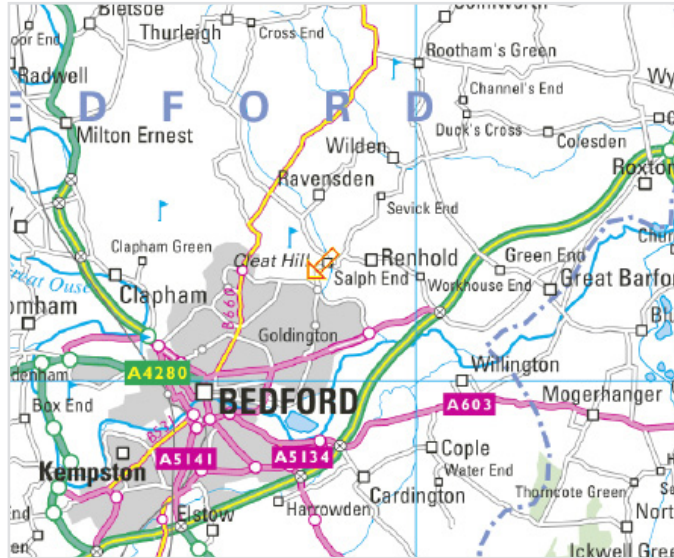
The roadway to be created which will serve the new development must allow a right of access to the benefit of the two existing houses which lie immediately adjacent to the development site.

SITUATION

- + Wentworth Drive offers a good range of amenities in close proximity, including a newsagent, supermarket public house, secondary school, rugby club and golf club.
- + Bedford, the county town of Bedfordshire, is situated approximately 10.5 miles from junction 13 of the M1 and within approximately 9 miles of the A1. The Bedford southern bypass, the A421, provides a direct link to the A1, junction 13 of the M1 and Milton Keynes. The bypass also links with the A603, A600 and the A6 southbound to Luton. The main line railway station in the town centre provides a regular service to London St Pancras.

Access

Viewings strictly by appointment only. Please note that this area forms part of a school and as such we would request no access to the site without appointment with the agent. The site can be clearly seen from the public highway/footpath.



SERVICES

Mains electricity, water and sewerage connections are available in the adjoining public highway.

TENURE AND METHOD OF SALE

The freehold of the land is offered for sale as a whole by informal tender. Tender packs are available from the seller's agent. Written offers clearly marked 'Land adjacent to Mark Rutherford School' are to be submitted no later than **12 noon on Friday 8th March 2019. Offers should be delivered to Robinson & Hall, 118 Bromham Road, Bedford, MK40 2QN.** Vacant possession will be granted upon completion of the sale.

LOCAL PLANNING AUTHORITY

Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford, MK42 9AP

01234 267422

To register for a tender pack, please contact the selling agent, David Watling at Robinson & Hall LLP, on **01234 351000** or email **drw@robinsonandhall.co.uk**.

Agent's Notes

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