

**FOR
SALE**

**1 acre /
0.42 ha**

Employment Land



Employment Development Land

OUTLINE PLANNING CONSENT B1; A1-A3; AND/OR D1 USES

Marston Fields, Marston Moretaine, MK43 0TJ

Location

The site is prominently located 5 miles from Bedford and 7 miles from Milton Keynes within the bounds of the attractive village of Marston Moretaine.

Marston Moretaine is surrounded by countryside and benefits from a range of established local services and amenities.

A highly accessible location with direct access to the A421 dual carriageway, which is the primary east-west route between Oxford and Cambridge.

The major logistics hub at junction 13 of the M1 is less than 10 minutes (4 miles) away, with London accessible 40 miles to the south.

Development

Outline planning permission (CB/15/00209/OUT) granted by Central Bedfordshire Council for the development of 0.42ha of employment land, as part of a wider 365 dwelling residential development across a 19ha site. Construction of the residential development has commenced.

The site benefits from a flexible outline consent for employment land development, permitting for a range of uses through: B1; and/ or A1-A3; and/ or D1 (community uses).

The outline permission stipulates that the gross A1 retail footprint on the site must not exceed 500 sq m.

Opportunity

An excellent opportunity to acquire a well-located site benefitting from a flexible planning consent and outstanding road connectivity.

Located within the recently announced preferred corridor for the proposed Oxford to Cambridge Expressway, with the road improvements completion currently anticipated in 2030.

Timescale

Available immediately.

Tenure

The land is to be sold Freehold.

VAT

Details to be provided.

Services

Details to be provided.

MARSTON FIELDS MARSTON MORETAINE MK43 0TJ



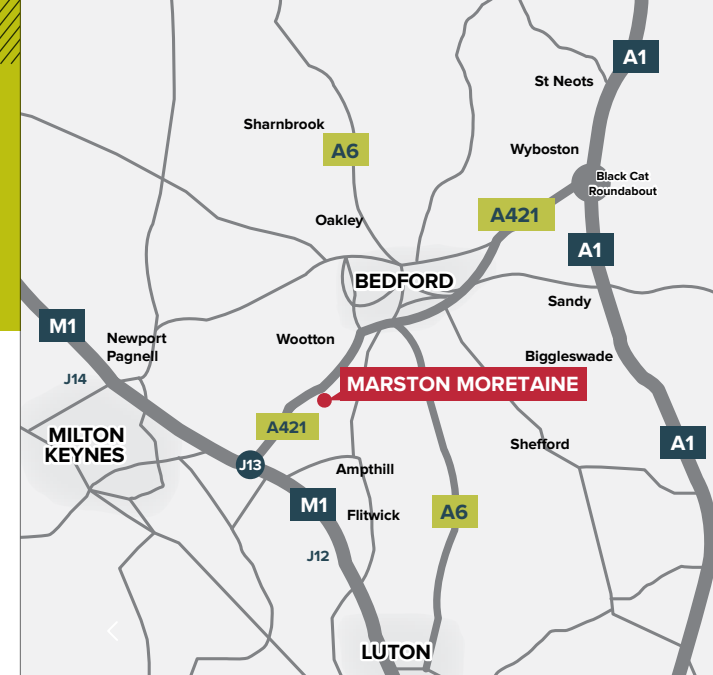
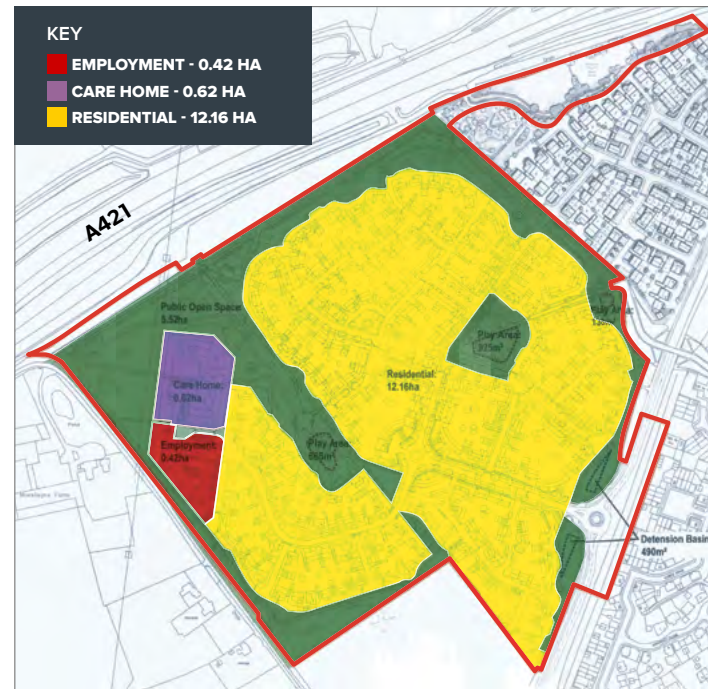
- A421 – 200 metres
- M1 Junction 13 – 4 miles
- A6 – 5 miles



- Bedford – 19 minutes
- Bletchley – 26 minutes



- London Luton – 20 miles
- London Heathrow – 50 miles



ALL ENQUIRIES PLEASE CONTACT:

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