



PLOT REAR OF 63A WILDEN ROAD, RENHOLD
Bedford, Bedfordshire

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Bedford, Bedfordshire

- Price £1,000,000 Freehold
- Postcode: MK41 0LY
- Area For Sale Extends to Approx. 1.13 Acres
- Unconditional Offers Sought
- Planning in Place for a 'Grand Designs' Style Residence

DESCRIPTION

Taylor Land is delighted to bring to the market this rare building plot located in one of Bedford's most sought after locations.

The site is accessed by a private gated driveway and is being sold with planning permission in place for an impressive 'grand designs' style residence. The planning has already been implemented as the footings have been laid. Once built, the property will boast six bedrooms arranged over 2 storeys, an indoor swimming pool, triple garage and a one bedroom annex. The property will be a mark of exemplary design and architectural merit; the pinnacle of contemporary living.

The land's most recent use was a pig farm but is now mainly comprised of vegetation, trees and a bin/cycle store.

Unconditional offers are sought. All offers are to be submitted in writing to Taylor Land Limited. Preference will be given to parties that demonstrate they have undertaken full analysis of the site.



Proposed Site Plan

LOCATION & CONNECTIONS

Renhold is a rural village located just 4 miles north of Bedford Town Centre. This picturesque parish is steeped in history and home to Renhold Chapel, All Saints Church, the ruins of Renhold Castle and Howbury Hall. Local amenities include a village hall, a post office/general store and The Polhill Arms Pub, whilst further shopping and recreational facilities are available in Bedford Town Centre.

Bedford Train Station (approx. 4 miles away) offers links to Luton Airport in 20 minutes and to London St Pancras in under 40 minutes.

PROPOSED FLOORPLANS & ELEVATIONS



North Elevation



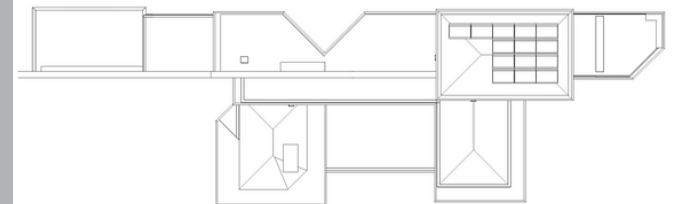
South Elevation



East Elevation



West Elevation



Roof Plan

TECHNICAL INFORMATION

PLANNING: The property falls under the jurisdiction of Bedford Borough Council, please refer to their website for further details relating to these references: **20/02453/FUL**

CIL: Bedford Borough Council is a CIL charging authority, any prospective purchaser is advised to make their own enquiries in relation to the charges. It is our understanding that relief will be available of 142.68 sqm as per the current application

ACCESS/HIGHWAYS: The HDCO has no objection subject to conditions on fire tender access/turning and the highway crossover.

ARBORICULTURE/TPO: No objections subject to implementation of the tree protection proposals that is included in the plans.

ECOLOGY: The report confirms that the loss of the vegetation at the site would have no significant biodiversity impact, and the development will have no impact on any other habitats of interest in the local area.

Following the recommendations of the ecology survey, a net increase in biodiversity could be realised at the site.

There is no evidence of badgers, reptiles or amphibians. There is potential habitats on site for bats, birds and amphibians and therefore recommendations are made for timing of works, low level external lighting, bird boxes and holes in close boarded fencing for badgers/hedgehogs.

HERITAGE: Archaeological surveys have been previously undertaken at the site and the works approved by condition reference 16/01152/AOC, therefore there is no need to re-impose any conditions.





IMPORTANT INFORMATION

TENURE: Freehold

PRICE: Price £1,000,000

OFFERS: All offers are to be submitted in writing to Taylor Land Limited. Preference will be given to parties that demonstrate they have undertaken full analysis of the site.

FEES: Taylor Land's finder's fee is levied at **2% + VAT** of the purchase price, which is payable upon completion

PURCHASER NOTICE: The vendor, in their absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money and shall not be for a sum calculable by reference to another bid

VAT: Not subject to VAT

VIEWINGS: By appointment only via selling agents Taylor Land



Misrepresentation Act / Misdescription Act: Taylor Land Limited for themselves and the vendors of the site whose Agents they are give notice that: These particulars of sale are a general outline only for guidance of intending purchasers and do not constitute part of any offer or contract. All descriptions, dimensions and references to site condition and any other details given without responsibility falling upon the vendors of their Agents, intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by way of inspection. No person in the employment of Taylor Land Limited has any authority to make or give any representation or warranty whatsoever in relation to this site. This site is offered for sale on a Subject to Planning and Contract and Without Prejudice basis 2023

CONTACT US:



JON TAYLOR

jrt@taylorlandlimited.co.uk
07575 301705



YOURGOS ALEXANDER

ya@taylorlandlimited.co.uk
07891547622



DAVID TAYLOR

dpt@taylorlandlimited.co.uk
07796145293

