



LAND OFF TOTTERNHOE ROAD

Eaton Bray, Bedfordshire

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- **Strategic Land**
- **Postcode: LU6 2BG**
- **Site Extends to 13.7 Acres *sts**
- **Available on a Subject to Planning, Option or Promotion basis**

DESCRIPTION

Taylor Land is pleased to present this strategic parcel of land located in a highly desirable Central Bedfordshire village on the Beds/Herts/Bucks boarder.

The land extends to 13.7 Acres (sts) and is currently located within the Greenbelt and outside but adjacent to the Settlement Boundary of Eaton Bray. However, it is our belief that the site is a logical and sustainable location for development 'in what is considered a 'Large Village' in the adopted Central Beds Local Plan.

All bids are to be submitted to Taylor Land Limited. Preference will be given to parties that demonstrate they have undertaken full analysis of the site.



View of Eaton Bray

LOCATION & CONNECTIONS

Eaton Bray is a quaint but well located village and civil parish located to the south of the A505 which links Dunstable to the east with Leighton Buzzard to the west. Further south is the A416 which connects Leighton Buzzard with Hemel Hempstead. Totternhoe Road projects out to the north of the village and consists of residential development on both sides.

Immediately south of Eaton Bray, less than 200 metres away, is the village of Eddlesborough. Together the two villages offer a variety of services including a GP surgery, a post office, church, community hall, public houses and grocery store.



9.7 MILES TO LUTON AIRPORT

9.2 MILES TO BERKHAMSTEAD

3.3 MILES TO WHIPSNADE ZOO

6.4 MILES TO LEIGHTON BUZZARD STATION

0.3 MILES TO THE WHITE HORSE

1.5 MILES TO TOTTERNHOE ACADEMY



PLANNING & TECHNICAL

PLANNING: Having reviewed the previous reasons for refusal on the site (ref; CB/16/00717/OUT) we believe the two main stems could be overcome as follows:

- **Greenbelt:** At the time of the previous applications, the land was not allocated in a Development Plan and this site, under policy at the time, was found to be inappropriate development in the Greenbelt. Central Beds are widely reported to have a 5YHLS shortfall, a situation that is unlikely to change until their new Plan is adopted. Whilst the Council is currently working on a new Local Plan, the estimated adoption date is not until December 2028, assuming no slippage.
- **Impact on Heritage Assets:** The previous application contained insufficient information on how, despite being in outline form, the layout would not result in undue harm to known Heritage Assets. Any future layout could be carefully and sympathetically informed by Heritage advice to overcome these objections.

SECTION 106: Central Bedfordshire Borough Council currently do not have any plans to implement CIL but Section 106 contributions are likely.

SUSTAINABILITY: The site is located within walking distance to the village facilities and within cycling distance to Dunstable and Leighton Buzzard. There are bus stops nearby that provide access to bus services that serve the village. Residents would not be reliant upon the car to access every day services.

ARBORICULTURE/TPO: The Site Survey accompanying the previous application states 'it is considered that the construction process would not have a detrimental impact on the health of the adjacent trees... and the relationship between the crowns of the existing trees is considered to be acceptable.'

ECOLOGY: The Ecology Survey accompanying the previous application states 'the development of the site should not have any obvious impacts on the key wildlife sites in the area.'

FLOODING & DRAINAGE: The development site is located within a Zone 1 flood area. This is deemed to be at low risk of flooding, typically less than 1 in 1000 annual probability.



Site Imagery



Site Imagery

IMPORTANT INFORMATION

TENURE: Freehold

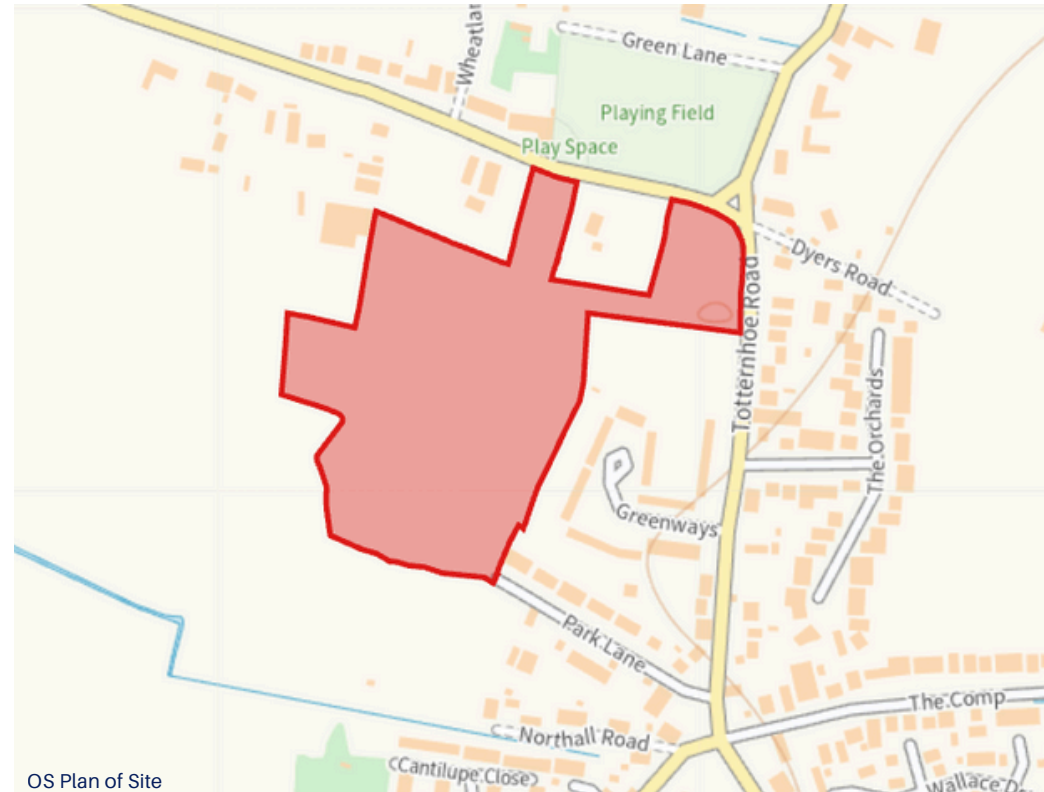
PURCHASER NOTICE: The vendor, in their absolute discretion, does not undertake to accept the highest or any offer received

SKETCH LAYOUT: Any bid should be accompanied by a supporting sketch layout

FEES: Taylor Land's finder's fee is levied at **2% + VAT** of the final sales price, as payable by the purchaser. **£10,000 + VAT** is due on exchange of contracts, which is deductible from the total fee but not refundable. There will be a monitoring fee of **£5,000 + VAT** per year

NEW HOMES: Taylor Made New Homes are to be retained for the sale of the new units at **1.5% + VAT**. For advice on resales please contact the New Homes team on **01234 302043**

VIEWINGS: To be made by appointment via sole selling agents Taylor Land Limited



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

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