

DEVELOPMENT OPPORTUNITY FOR SALE

On instructions of
Central Bedfordshire
Council

Land on The North East
side of Steppingley Road,
Flitwick, MK45 1TH

- Freehold cleared development site for sale, close to Flitwick Town Centre.
- Circa 1.95 acres (0.788 ha)
- Suitable for residential development, senior living, care home and other uses, subject to planning permission.
- Short walk to Flitwick Railway Station and Town Centre.
- Adjacent to a new senior living development, in a residential area and close to Flitwick Leisure Centre.
- **Offers invited for the Freehold interest with full vacant possession.**



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SUBJECT TO CONTRACT

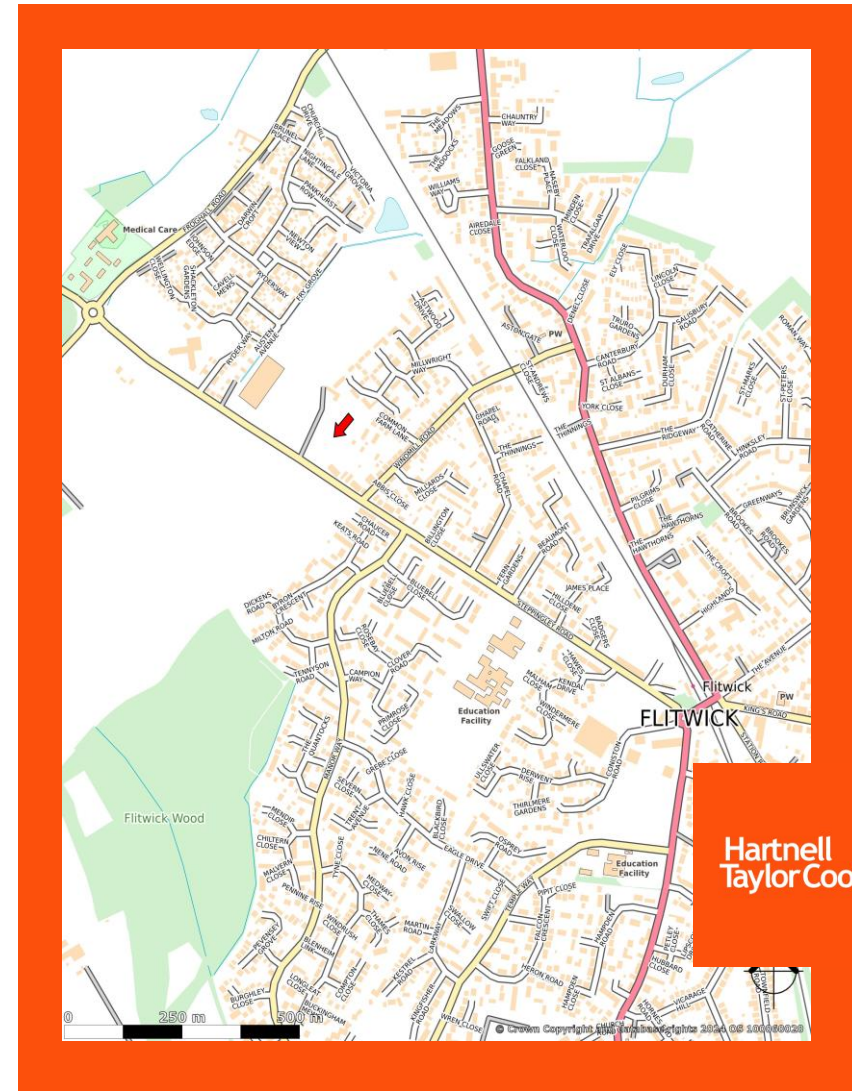
The above site outline is for identification purposes only.

FOR SALE

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Location

- Flitwick is an ancient market town in Central Bedfordshire, with a history dating back to a mention in the Domesday Book. It's located approximately 16 km from Bedford and Luton and has excellent transport links.
- The site is positioned on the north west edge of the town, approximately 0.5 miles from Flitwick town centre, which includes a large Tesco Supermarket and other local shops, restaurants, and services.
- The site is adjacent to a new Senior Living development, which includes a 72-bed residential care home, an 8-bed short break facility for adults with learning or physical disabilities, and an Independent Assisted Living scheme. 100m distant is Flitwick Leisure Centre.
- **Transport Links:** The A507 (the main road through the town) provides access to the M1 motorway to the west and the A6 to the east. Flitwick railway station, less than a mile from the site, offers direct services to London St Pancras in under 50 minutes.
- **Surrounding Area & Facilities:** The immediate surrounding area is made up of a mix of predominantly medium-density residential dwellings, the new senior living development and commercial / leisure uses. In addition to Flitwick Leisure Centre, The Rufus Centre & Flitwick & Ampthill Tennis Club are nearby with easy access to extensive countryside. Other notable facilities supporting the site include Steppingley Hospital (c.550m to the north west), Flitwick Methodist Church and Templefield Lower School.
- **Access:** The main access to the site is from Steppingley Road to the south, via an access road being constructed as part of the new development adjacent. This road will slope down from Steppingley Road and run the full length of the western side of the site. Steppingley Road leads directly to the town centre to join with the A5120.



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Description

The total site measures approximately 0.788 hectares (1.947 acres) and forms part of a wider consented application to the west. It has a main entrance from Steppingley Road.

Currently, the site is being used as a site office, parking and hardstanding area for the construction of the adjacent Senior Living and Independent Assisted Living scheme; this will be vacated ahead of sale and the site left cleared and levelled.

Please note that the land has a restrictive covenant in favour of Flitwick Town Council stating it site should only be developed for residential purposes.

Planning Permission

The subject land formed part of a wider previously consented application (Ref: CB/21/00199/REG3), now lapsed, permitting a residential development on the site. Further details and plans can be found in the Data Room. Whilst precedent has been set, a further planning application will be required for development of the site.

Site Area

Site Area	1.947 acres	0.788 hectares
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Tenure

Freehold. The boundaries of the site are outlined in red on the OS extract for identification purposes only.

Data Room

A link for the data room will be supplied via the marketing agents upon application. Please note that the contents are for information purposes only and are not to be relied upon. It includes:

- Title Register and plan
- Site Survey Information
- Planning Information
- Arboricultural Impact Assessment
- External Highway Improvement Plan
- Landscape & Visual Appraisal
- Bid Pro-Forma
- Drainage Strategy Report
- HOT's – S106 Agreement
- Ground Investigation Report
- DAS
- Arboricultural Report & Tree Constraints Plan



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Sale by Informal Tender

Offers will be sought for the freehold interest with full vacant possession.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

Contact

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SUBJECT TO CONTRACT

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