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**CHEFFINS**



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## Residential Development Opportunity

Freehold Land on the South Side of Sandy Road, Potton, Sandy, SG19 2QQ

- Opportunity to acquire 0.44 ha (1.09 acres) of residential development land in Potton
- Site allocated for development with capacity for approximately 12 dwellings
- For sale by informal tender – unconditional offers to be submitted by 12 noon on Wednesday 11th October 2023

Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA



## LOCATION

The property is located on the western edge of the market town of Potton, 19km (12 miles) east of Bedford and 30km (19 miles) south west of Cambridge.

Potton benefits from a variety of amenities and employment opportunities. The property is located within close walking distance of the town centre which provides a good range of services including lower school, middle school, recreation grounds, convenience stores, pharmacy, newsagents, public houses, petrol station, butchers, doctor's and veterinary surgery, estate agents, grocers, furniture store, takeaway and hairdressers.

Potton is well connected in terms of the local road network. To the west, the B1042 connects to the A1 (at Sandy), which links to Peterborough and London. To the east, the B1042 joins with the A603 to link with Cambridge.

## DESCRIPTION

The property comprises a rectangular, flat, grassland site which extends to approximately 0.44 ha (1.09 acres).

We understand the site is currently being grazed under a license which expires in October 2023.

## PLANNING

The site is located in Central Bedfordshire Council's Administrative Area and there are currently no pending planning applications for residential development on the site.

The site is located inside the Potton Development Framework Boundary.

The site is allocated for residential development under Policy HA1: small and medium allocations under the Central Bedfordshire Local Plan 2015 – 2035 which was adopted in July 2021.

The site is allocated under reference HAS43, One Acre Field, Sandy Road, and has capacity for approximately 12 dwellings.

Potton contains a wide range of services and facilities and good transport links such that it could support further residential development.

Cheffins planning department in Cambridge can provide advice on the planning process upon request.

## SERVICES

The sellers have not undertaken any services enquiries. Mains water, electricity and foul drainage are understood to be located in Sandy Road.

## NEW HOMES

Cheffins new homes sales department in Cambridge can provide advice on sale prices upon request and would expect to be retained for the sale of the finished dwellings.

## WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY

The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.

## LOCAL AUTHORITY

Central Bedfordshire Council

[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

## TENURE

The freehold of the property, as shown edged in red on the attached plan for indicative purposes only, is offered for sale with vacant possession on completion.

## METHOD OF SALE

The property is offered for sale by informal tender. Unconditional offers are invited by 12 noon on Wednesday 11th October 2023. All submissions should include the following information:

- The identity of the purchaser
- Confirmation of funding proposal, any third party approvals required and proof of funding
- Provide details of solicitors acting on behalf of the purchaser in this transaction

Our client reserves the right not to accept the highest or any offer received.

## ANTI MONEY LAUNDERING

The successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

## VIEWINGS

The land can be viewed from the roadside. Interested parties are requested to register their interest with the selling agent:

Maxwell Fahie MRICS

[maxwell.fahie@cheffins.co.uk](mailto:maxwell.fahie@cheffins.co.uk)

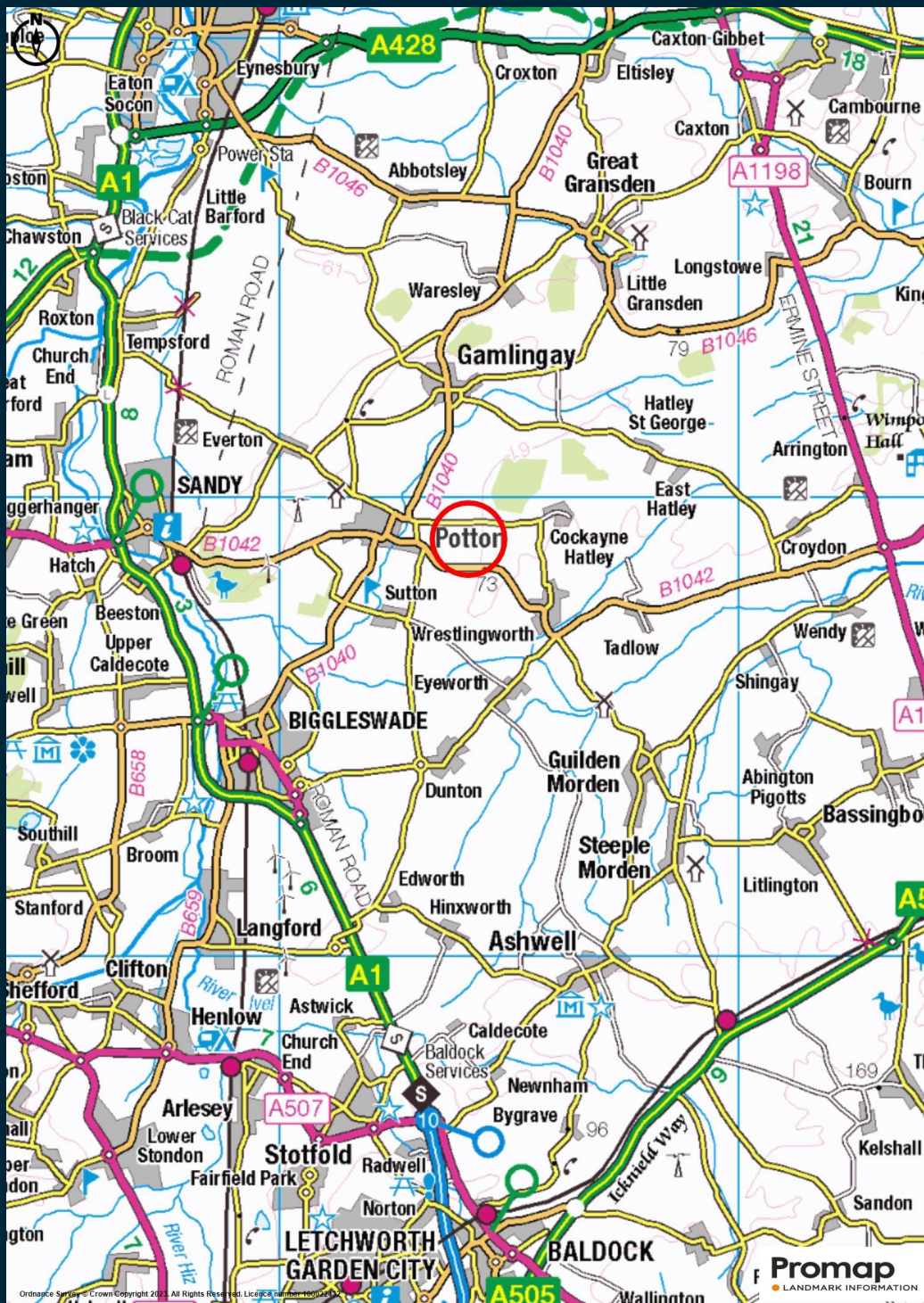
Tel: 01223 213 777

Cheffins, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA









Agents Notes: For clarification we wish to inform purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom. The plan and acreages use gross acreages taken from Ordnance Survey sheets and are for identification purposes only. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership or any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. August 2023

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Cheffins Residential Development, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA

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