



LAND TO THE EAST OF WOOD END  
*Marston Monetaire, Bedfordshire*

# LAND TO THE EAST OF WOOD END

*Marston Moretaine, Bedfordshire*

- Offers Invited on a Subject to Planning or Option Basis
- Postcode: MK43 0NZ
- Site Extends to 0.14 Acres (sts)
- Screened and Contained Former Garden Land

## DESCRIPTION

Offered for sale is this prime building plot situated in the sought after village of Marston Moretaine, Bedfordshire.

This parcel of land extends to approximately 0.14 acres and is comprised of well screened and contained former garden land. We believe this plots lends itself for a singular detached unit, subject to the necessary planning permission.

Offers are invited on a Subject to Planning or Option basis. 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.



View of Site

## LOCATION & CONNECTIONS

The village of Marston Moretaine is well placed to access the M1 junction 13, Milton Keynes and beyond. The village has a wide range of local amenities with a Co-Op, other local shops, a post office, independent Family Butchers, fish & chip shop, a pub and Indian restaurant. There is a doctor's surgery and two schools within the village and neighbouring Upper & Lower Shelton.

Marston Park was allocated in the Mid-Bedfordshire Local Plan for an extension to the village of Marston Moretaine with a mix of land uses. In 2008, outline planning permission was gained for 480 new houses, 3 hectares of employment land for offices, a new local centre, a primary school, a community building and a sports ground with cricket field.







## PLANNING OVERVIEW

The site is located at the edge of Wood End, Marston Moretaine, within the planning jurisdiction of Central Bedfordshire. Various residential buildings can be found piecemeal in the surrounding area although there is no distinctive pattern of development.

This parcel of land is located outside of any defined settlement envelope and as such is deemed to be within the open countryside. However, we believe this well contained and screened parcel of land represents a logical plot of land for development, potentially with a 'self build' angle.

Central Bedfordshire are widely reputed, despite their published January update to the contrary, to not be able to demonstrate a 5-year housing land supply. In this instance therefore the Council should view any planning application with the presumption being in favour of sustainable development.



View of Site



Site Approach

# IMPORTANT INFORMATION

**TENURE:** Freehold

**GUIDE PRICE:** Offers Invited

**VAT:** Not subject to VAT

**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

**NEW HOMES:** Taylor Made New Homes is to be retained for the sales of the new units at a fee of **1.5%** per unit. For advice on resales please contact the New Homes team on **01234 302043**

**VIEWINGS:** By appointment only via sole 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

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