

FOR SALE

23,020 SQ FT

(2,138.56 SQ M)

- › Six bedroom detached house set within 7.1 acre site
- › Multiple workshops & warehouses
- › Indoor swimming pool
- › Future development potential
- › Private location with easy access to the A421, A1 & M1



SPINNEY ROAD

Chawston, Bedford, MK44 3BW



LOCATION

- Spinney Road is a no-through road on the outskirts of the popular Bedfordshire village of Chawston.
- The property occupies the end plot and is surrounded by fields and open countryside.
- Situated within 1 mile of the Black Cat roundabout that is currently under redevelopment to create new junctions onto the A421 and A1. The location provides excellent connectivity to neighbouring towns, cities and the main road and rail links.
- Bedford town centre is approximately 9 miles to the east. St Neots is approximately 6 miles to the north and Cambridge is approximately 24 miles to the east.
- Nearby train stations include Sandy, St Neots and Bedford. All of which are located under 10 miles from the property.



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DESCRIPTION

- Set within a 7.1 acre site at the end of a no through road, this unique property offers a combination of residential, commercial and amenity land.
- The main house is an impressive residence with 6 bedrooms, 3 reception rooms, 3 bathrooms and a spacious kitchen / diner linking to a garden room overlooking gardens to the rear of the property. Furthermore, there are two 2-bedroom annexes located to the rear of the plot with their own garden areas and parking.
- Other buildings include a detached double garage adjacent to the residence. A pool house with 10m x 6.5m swimming pool, a sauna, shower, WC and bar. A brick built gym / home office, and various workshops and stores.
- The main house and pool house are heated by a combination of solid fuel and oil-fired heating systems. In addition, the kitchen diner and garden room benefit from air conditioning.
- The commercial elements include an 8,500 sq ft steel portal frame workshop/warehouse, a 5,700 sq ft timber frame workshop, an office and multiple lean to buildings.

- The property would particularly suit large families requiring space to live and run a business. The amenity land provides space for recreation and livestock.

ACCOMMODATION

House	279.91 sq m (3,013 sq ft)
Pool House	213.86 sq m (2,302 sq ft)
Gym	29.64 sq m (319 sq ft)
Main Workshop	785.93 sq m (8,460 sq ft)
Second Workshop	534.08 sq m (5,749 sq ft)
Office	42.73 sq m (460 sq ft)
Annex 1	124.30 sq m (1,338 sq ft)
Annex 2	61.03 sq m (657 sq ft)
Garage 1	18.30 sq m (197 sq ft)
Garage 2	48.77 sq m (525 sq ft)
Total	2,138.56 sq m (23,020 sq ft)



PLANNING

- The main workshop has been granted planning for any use within Use Classes B2 or B8 of the Town and Country Planning (Use Classes) Order. The current owners have also applied for conversion of the second warehouse into four 3-bed properties which will be determined early 2026 and if successful adds further scope for development.

TERMS

- The premises are to be sold on a freehold basis at offers in the region of £2,350,000.

BUSINESS RATES

- The rateable value for the main workshop is £24,750. To confirm rates payable please access www.voa.gov.uk

COUNCIL TAX

- Council Tax Band E.

EPC

- Workshop TBA.
- Residential D-60

VIEWINGS

For viewings and further information, please contact:

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