

**FOR
SALE**

**2.57 acres /
1.04 hectares**

Main road hotel
development site



Hotel Development Land

OUTLINE PLANNING CONSENT FOR AN 80-BEDROOM, 6 STOREY HOTEL

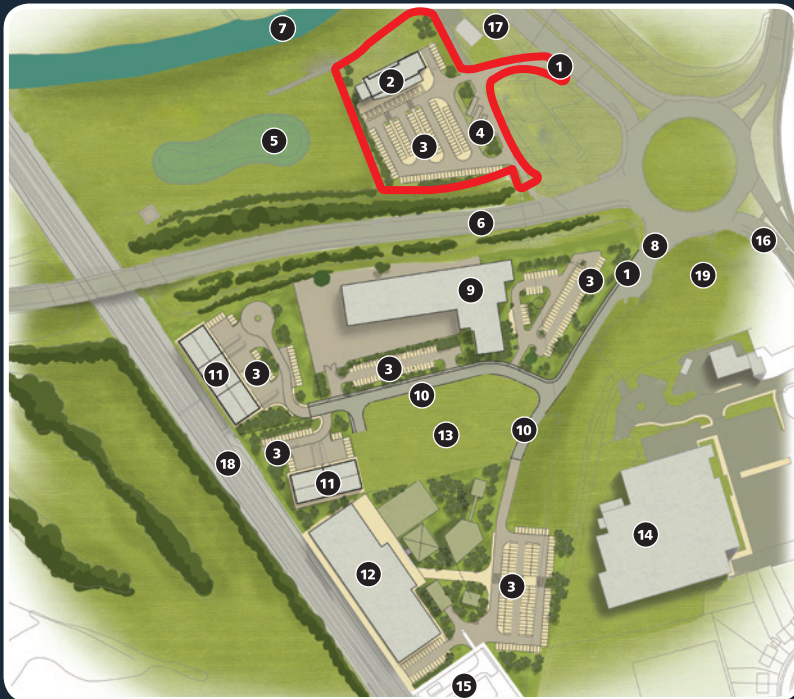
The Great Ouse Way, Bedford

ON THE INSTRUCTIONS OF



Tel: **01234 905128**
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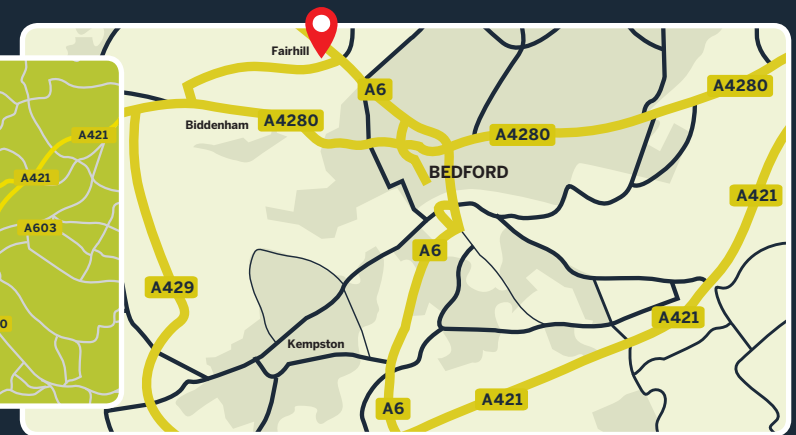
- 1 Highway Access Point
- 2 Hotel related building - up to 80 bedrooms
- 3 Car Parking
- 4 Coach Parking
- 5 Country Park
- 6 A6 'The Great Ouse Way'
- 7 River Ouse
- 8 'Fairhill'
- 9 Charles Wells Limited micro-brewery and visitor centre
- 10 New roads to be adopted
- 11 Employment related Buildings - B8 units show n indicatively
- 12 Leisure related buildings
- 13 A further 1.61 acres identified for development subject to a separate planning application
- 14 Sainsbury's supermarket
- 15 Electricity Distribution Site
- 16 A6 Clapham Road
- 17 A6 Paula Radcliffe Way
- 18 Railway
- 19 New Aldi supermarket



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Location

Bedford is located 60 miles north of London with principal road access via the M1, A1 and A6.

The hotel development site is situated alongside the A6 at the junction of The Great Ouse Way and Paula Radcliffe Way on the northwest outskirts of Bedford.

It is a highly accessible location approximately 1 mile from Bedford Station and less than 1.5 miles to Bedford town centre.

The A421 Bedford Southern Bypass at the junction with the A6 is approximately 3.3 miles with the A428 approx. 5.2 miles.

Development

Outline planning permission has been obtained (18/00555/MDC4) for the development of an 80 bedroom, 6 storey hotel as part of the comprehensive development of the area.

On the Fairhill site, located opposite the hotel site, Charles Wells Limited is developing 4 acres of land for a micro-brewery and visitor centre. A further 5 acres is under offer

to Adrenalin World for a D2 Leisure facility.

The remainder of the land included within the Planning Permission is to be developed for B1, B2 and B8 employment uses.

Immediately adjacent to the site is a new Aldi superstore.

Estate infrastructure works for Fairhill are due to start in September 2018.

Opportunity

This highly visible and conveniently accessed site is an excellent and rarely available opportunity for hotel operators and developers to purchase freehold land with outline planning permission in an area of Bedford currently undergoing significant development with the benefit of fast main road communications.

Bedford Connectivity

Roads

- M1 Junction 13 – 12 miles
- A1 Black Cat Roundabout – 9 miles
- A45 – 14 miles

Trains

- Luton Airport Parkway – 27 minutes
- London St Pancras – fastest time 38 minutes

Airports

- London Luton – 26 miles
- London Heathrow – 60 miles

Tenure

The land is to be sold freehold.

VAT

No election for VAT has been made for the site by Bedford Borough Council.

Post code

Closest current postcode MK41 7FY

N.B The access/exit road will be subject to rights of way for Network Rail. Bedford Borough Council will also reserve rights of way.

For enquiries please contact:



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