

01480 213811 | anna.ellerbeck@brown-co.com



HAULAGE YARD WITH DEVELOPMENT POTENTIAL

100 Sandy Road, Potton, Sandy, SG19 2QQ

GUIDE PRICE: £1,100,000

- Total Site Area – 1.02 acres (0.41 hectares)
- Freehold For Sale on a **Subject to Planning** Basis
- Sought After Edge of Town Location
- Sandy – 2.5 Miles; Biggleswade – 4.5 Miles; Bedford – 11 Miles



Potton

Potton is a small but thriving historic market town of around 5700 residents situated in the north-eastern rural corner of Bedfordshire close to the border of Cambridgeshire. It is accessible to Cambridge, Bedford, Stevenage, Milton Keynes etc and is well served by the A1, A14 and A421 trunk roads.

Main line train stations on the London to Edinburgh lines can be found at Sandy (2.5 miles), Biggleswade (4 miles) and St Neots (9.5 miles).

The historic Georgian Market Square at the heart of the Town provides a wide range of shops and services with the Town Library accommodated in the Clock House. Close by is a Tesco Express, Bakery, Pharmacy, Butcher, Hardware Store, Post Office, Newsagent, Vet, Estate Agent (2), Barber, Hairdresser, Fish & Chip Shop, Italian Restaurant and Hotel/Café. There is also a Petrol Filling Station and Convenience Store on the southern edge of the town.

The town also has much to offer in the form of community and sports facilities and activities with many of the latter (including Football and Cricket being provided at The Hollow, and Football and Tennis at the Mill Lane Recreation Ground).

The Site

The existing site consists of a haulage yard extending to approximately 1.01 acres (0.41 hectares).

The majority of the site is hardstanding with a commercial workshop measuring approximately 164 sq m (1,765 sq ft) in the centre of the site, with various containers and a temporary site office to the northeast. The site is bordered and well screened by mature trees along the southern and western boundaries with a fence separating the yard from the existing property 100 Sandy Road. The site is accessed directly off Sandy Road.

Planning Permission

A pre-application submission was made to Central Bedfordshire District Council planning department in October 2022 for the erection of 9 dwellings. The response dated the 3rd of November 2022 supported the principle of residential development of what is a previously developed site - the move away from an employment site in this landscape area was seen positively and supported. However, the response questioned the proposed scheme and density which was a suburban style conventional layout of housing design and recommended fewer dwellings in a linear pattern of development along Sandy Road.

With the principle of residential development supported the opportunity exists to present a scheme of development that the planning department would be willing to support. The site sits very close to Potton but is in a rural setting and it is believed there is an opportunity to put forward a high-quality well-designed scheme that is complementary to and enhances the setting, whilst also achieving an improved form of development.

The landscape officer consultee response highlights that development in the surrounding area is limited, with there

being isolated farmsteads (typically comprising a main farmhouse with associated outbuildings built over a period of years) stables, barns, or other agricultural buildings. A sympathetic layout which reflects the local rural landscape was recommended, along with retention of existing trees and hedgerows.

The suggested scheme buyers would be encouraged to consider is an agricultural 'range-style' layout, possibly with a principle 'farmhouse' style dwelling, which would sit appropriately in the landscape and create an interesting, more rustic and naturally evolved form of development. The site has well established green boundaries which should be retained and enhance the site.

This style and layout of development would present an opportunity to create a more interesting farm courtyard hamlet with a mix of smaller dwellings divided up from the range of buildings. This would also follow planning policy for a smaller more affordable dwellings, as opposed to large executive style homes.

Dependent on exact design a high-quality sympathetic and enhancing rural scheme of up to 9 dwellings would be progressed by the purchaser on a 'subject to planning' sale basis.

We have put together a comprehensive information pack which we will grant access to on request.

We have included within these particulars a selection of visuals from various rural schemes to provide some guidance on scheme concept that might be proposed.

Access

HGV access to the site for the haulage yard is directly off Sandy Road.

Services

It is understood relevant services are available on the site, details of which are provided in the Development Information Pack. Prospective Purchasers will however be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

The neighbouring house will be retained by the vendor which uses a septic tank within the disposal red line. The tank need to be removed as part of any redevelopment and a connection will need to be provided for in the scheme's foul drainage solution, or a new individual treatment plant installed in the neighbouring garden. Exact details to be agreed.

Information Pack

A property Data Room is available in a data room upon request containing relevant pre-application documentation, utility searches, title, plans and other relevant information.

Rights, Easements and Restrictions

The land is sold subject to and with the benefit of all public

rights and private rights of way, light, drainage, overhead cable, and other easements and restrictions or obligations that exist whether the same are described in the particulars.

Method of Sale

The property is for sale by Informal Tender and offers invited for the freehold on a 'subject to planning' basis.

Conditional contracts would be exchanged, and the purchaser would progress a planning application for a proposed scheme. The sale contract becoming unconditional on receipt of satisfactory planning permission.

All offers should include a description of the proposed scheme including dwelling numbers and sizes.

Prospective purchasers should note that the vendor will be seeking to exchange conditional contracts within 30 working days from issue of the draft contract by the vendor's solicitor.

Guide Price

Offers are invited: Guide Price **£1,100,000** for the freehold.

Community Infrastructure Levy (CIL) & S.106

Central Bedfordshire Council are not a CIL charging authority and there would be no CIL payment due on a development to residential use. It would not be expected for the to be a S.106 on a development of this scale.

Boundaries

The buyer will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundaries.

VAT

It is understood VAT is not payable on the sale. However, if the sale of the land or any rights attached to it become chargeable for VAT this shall be paid by the purchaser.

Local Authority

Central Bedfordshire Council, Prior House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ

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Health and Safety

Neither the seller or the agent is responsible for the safety of those viewing the plot and accordingly those viewing the plot, do so at their own risk.

Viewing

Viewings will be **strictly by appointment only** via the Selling Agents.

Simon Harvey
Tel: 01480 213811
Email: simon.harvey@brown-co.com

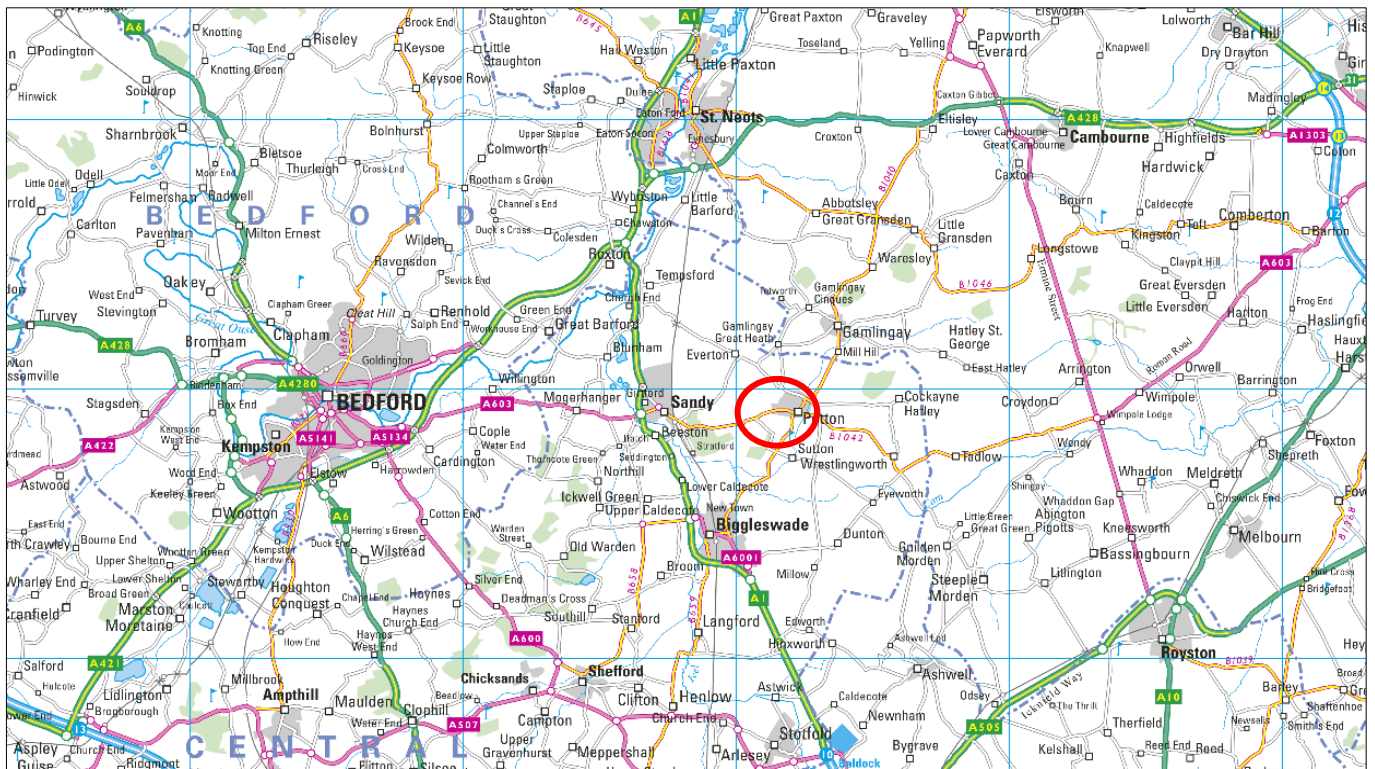
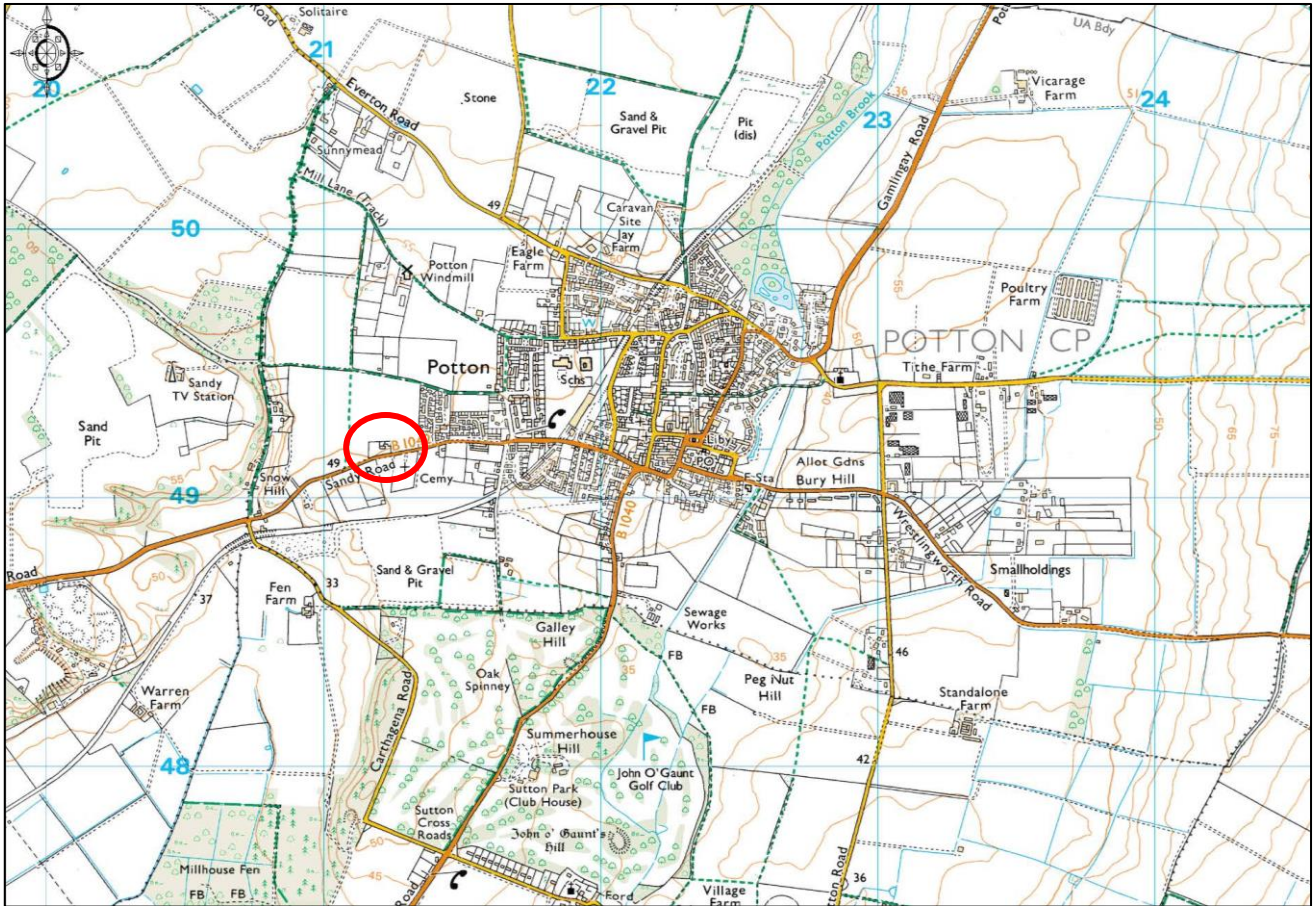
Anna Ellerbeck
Tel: 01480 598863
Email: anna.ellerbeck@brown-co.com





Brown & Co Architecture – Concept Visuals





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