



0.079ha/0.195acre site, with potential for development with a single dwelling or a pair of dwellings, subject to planning and other consents

Land at Rectory Lane, Cranfield, Beds, Herts MK43 0DR

FOR SALE BY PRIVATE TREATY



LOCATION

The site is located in the heart of Cranfield diagonally opposite the church of St Peter and St Paul. Cranfield has a range of village facilities including two public houses, two small supermarkets, a post office and a number of takeaway restaurants. In addition, there is a doctors' surgery, dental practice and pharmacy. A number of recreational facilities include two parks and a multi-use games area. Local schools include Cranfield Church of England Academy, Holywell Middle school, Wootton Upper School and Bedford Harpur Trust Schools.

DESCRIPTION

The site comprises the side garden to The Rectory. The site has a frontage to Rectory Lane of some 19.5m/64ft and an average plot depth of 36.5m /120ft, giving a site area of 0.079 hectare / 0.195 acre or thereabouts. The land is relatively level, but with a steep bank up to the proposed new western boundary with The Rectory. The northern and southern site boundaries are defined by brick walls, the eastern boundary by close boarded fencing. Access would be via a new driveway from Rectory Lane, subject to planning permission and highway consent.

PLANNING

The site offers potential for development with a single dwelling or a pair of dwellings, subject to planning permission and any other necessary consents. Local planning authority: Central Bedfordshire Council: 0300 300 8307

SERVICES

Mains drainage, water, electricity and gas supplies are available within the vicinity of the site. None of the services have been tested and prospective buyers should make their own enquiries of the relevant authorities.



Rectory Lane frontage



Site looking north



Site looking east



Court Road viewed from Rectory Lane

TENURE

The property is for sale freehold, with vacant possession to be granted on completion.

METHOD OF SALE

The property is offered for sale by private treaty, on a subject to planning basis. Prospective buyers are invited to submit offer, subject to contract and planning, supported by a sketch scheme indicating how they envisage the site would be developed. The successful bidder may enter into a conditional contract or an Option Agreement on terms to be agreed.

The sale will be made subject to the following covenants:

- Not to submit a planning application other than in accordance with plans previously approved by the Seller
- Not to develop the site other than in accordance with the plans approved by the Seller
- Not to extend or alter externally the properties to be built other than in accordance with plans previously approved in writing by the Seller
- Not to cause nuisance to the occupiers of The Rectory
- Not to use any property other than for residential use in the occupation of a single family
- Not to carry out any commercial activities from the property (save that a professional use ancillary to the residential occupation of a dwelling is permitted)
- To erect within 3 months of completion, and thereafter maintain, a 1.8m high treated timber close boarded fence between points A-B on the plan

VIEWING

Access to the Rectory garden land is strictly by prior appointment. For further information contact Toni McDaid of **Space Estates**

Email: tonimcdaid@spaceestates.com Tel: 01442 862111

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The particulars are set out as a general outline only for the guidance of intending purchasers/tenants, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers/tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employ of Messrs Rumball Sedgwick / Space Estates has any authority to make or give any representation or warranty whatever in relation to the property.

