

Key

-  Denotes 2 Bedroom Affordable Dwelling (5 No.)
-  Denotes 3 Bedroom Affordable Dwelling (4 No.)
-  Denotes Single storey dwellings along northern edge of development
-  Potential location of SuDs/attenuation feature
-  Proposed Pedestrian and Cycle Link
-  Wet Woodland Buffer Planting providing opportunities for enhanced biodiversity
-  Proposed Indicative Primary Roads
-  Potential new tree Planting
-  Proposed Private drive
-  Proposed dry Swale running along eastern edge of access road



Land to the rear of 210 to 228, Shefford Road, Clifton SG17 5AH

RESOLUTION TO GRANT OUTLINE PLANNING PERMISSION FOR UP TO 29 RESIDENTIAL DWELLINGS

WELL LOCATED SITE ON THE EDGE OF AN ATTRACTIVE BEDFORDSHIRE VILLAGE

In all about **3.95 ACRES** (1.60 hectares) **FOR SALE AS A WHOLE - SUBJECT TO CONTRACT**



Land to the rear of 210 to 228 Shefford Road, Clifton SG17 5AH

In all about 3.95 ACRES (1.60 hectares)
FOR SALE AS A WHOLE - SUBJECT TO CONTRACT

- Outline Planning Permission (subject to completion of S106 agreement) for up to 29 Residential Dwellings.
- Well located site on the edge of an attractive Bedfordshire village.

LOCATION

The site represents an exciting development opportunity on the western edge of Clifton, and immediately adjoins the boundary of Shefford, to the west. The site is located to the north of Shefford Road. Clifton is located approximately 5 miles north-west of Arlesey and 7 miles south-west of Biggleswade. Clifton benefits from a good range of services including Academy Schools, Local Convenience Stores, Doctors Surgery/Medical Centre, Village Hall and a Baptist Church. The site has excellent access to major transport links nearby. The A1, A428 and A6 are all close by providing connections to local towns, the M25 and the M1. Biggleswade and Letchworth are within close proximity and provide a very wide range of shopping and leisure facilities. Arlesey Railway Station benefits from a direct main line service to London St Pancras International, with travel times from 40 minutes. There are several prestigious independent schools located close to Clifton within the counties of Bedfordshire, Cambridgeshire and Hertfordshire.

DESCRIPTION

The site extends to approximately 3.95 acres (1.60 hectares) of land on the western edge of Clifton, as shown on the location plan. The site is an irregular rectangle in shape and is located within paddock land to the north of Shefford Road. The site has existing housing to the south, west and east, with open countryside to the north. The main part of the site is currently divided into two fields used as horse paddocks and containing associated outbuildings. The site includes the property at 210 Shefford Road and a separate existing field access track located to the south west of the site. There are no public rights of way across the land.

PLANNING

The outline planning application was reported to committee on the 16th March 2022 and a resolution was passed to grant planning permission, subject to the completion of a Section 106 Agreement. The planning permission will permit the erection of up to 29 dwellings, including a new vehicular access off Shefford Road. Save for access, all matters are reserved for subsequent approval.

The local authority application reference is CB/20/04642/OUT.

The site has been promoted on behalf of the landowners by Rosconn Strategic Land Ltd and the masterplan for the development, reproduced below, shows an indicative layout for 29 dwellings of which 9 will be affordable dwellings (30%). The masterplan achieves a net residential development area of 2.13 acres (0.86 hectares) with an average density of 13.6 dwellings per net acre (33.7 dwellings per net hectare).





TENURE & METHOD OF SALE

As will be seen from the bidding form, prospective buyers are invited to bid on the basis of the full purchase price being payable on completion. It is envisaged that, following the receipt of bids on Friday 20th May 2022, solicitors will be instructed and the objective will be to achieve both a formal exchange of contracts by 30th June 2022 with completion 8 weeks after. If bidders anticipate any difficulty in achieving this timescale, this should be clearly set out in their bid.

Rosconn Strategic Land Ltd act as promoters for the sellers. Prospective buyers are advised that none of the sellers, Rosconn Strategic Land Ltd, their agents or solicitors bind themselves to accept the highest or indeed any tender submitted.

SECTION 106 AGREEMENT

Lawyers are currently working on the section 106 agreement and signed copies of the completed document, plus the planning decision notice, will be circulated, as soon as they become available. Community Infrastructure Levy does not apply in Central Bedfordshire Council.

BLUE LAND

The seller will reserve access, drainage and service connections to their adjoining retained land, as shown edged blue on the plan overleaf, in connection with the possible future development of this land. Information on existing access rights to this land can be found in the Information Pack.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to any easements, wayleaves or other rights of way which may exist, whether mentioned in these particulars or not. Further information can be found in the Information Pack.

VAT

The sellers of the main site will opt to tax and elect to charge VAT on the purchase price for that portion of the site. VAT will not be applicable to the portion of the purchase price relating to 210 Shefford Road.

SERVICES

While full information regarding services is contained within the Information Pack, all prospective purchasers should make their own enquiries to service providers.

VIEWING

For further information or to arrange a walkover inspection of the site, please contact the selling agents.



INFORMATION PACK

An information pack is available to interested parties via a dropbox which can be accessed on the following link:

https://www.dropbox.com/sh/fq7m13jzs3d5azw/AACCI3a8jXkIETJx_TWZ9GKaa?dl=0

Access is Password Controlled and the Password can be obtained from the selling agents, Bletsoes. The Information Pack provides a full suite of plans and reports covering Legal, Planning and Technical matters.

CONTACT

Selling Agents: Bletsoes
– Tristan Peck & Alistair Brodie

Selling Solicitors: Darren Millis of Geoffrey Leaver Solicitors &
Michael Hardy of HCB Solicitors

Planning Authority: Central Bedfordshire Council

Highway Authority – Central Bedfordshire Council

Service Providers – please see Information Pack

PARTICULARS, AREAS & PLANS

These particulars have been prepared in good faith and are believed to be correct. The plans and areas have been prepared from Ordnance Survey data and are believed to be correct. However, both are published for identification purposes only and prospective buyers should satisfy themselves as to their accuracy.



Tristan Peck

Tristan.Peck@bletsoes.co.uk

01832 732241



Alistair Brodie

Alistair.Brodie@bletsoes.co.uk

01832 732241

Important Notice

Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: April 2022.

01832 732241 www.bletsoes.co.uk

Bletsoes, Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ

Bletsoes
EST. 1881