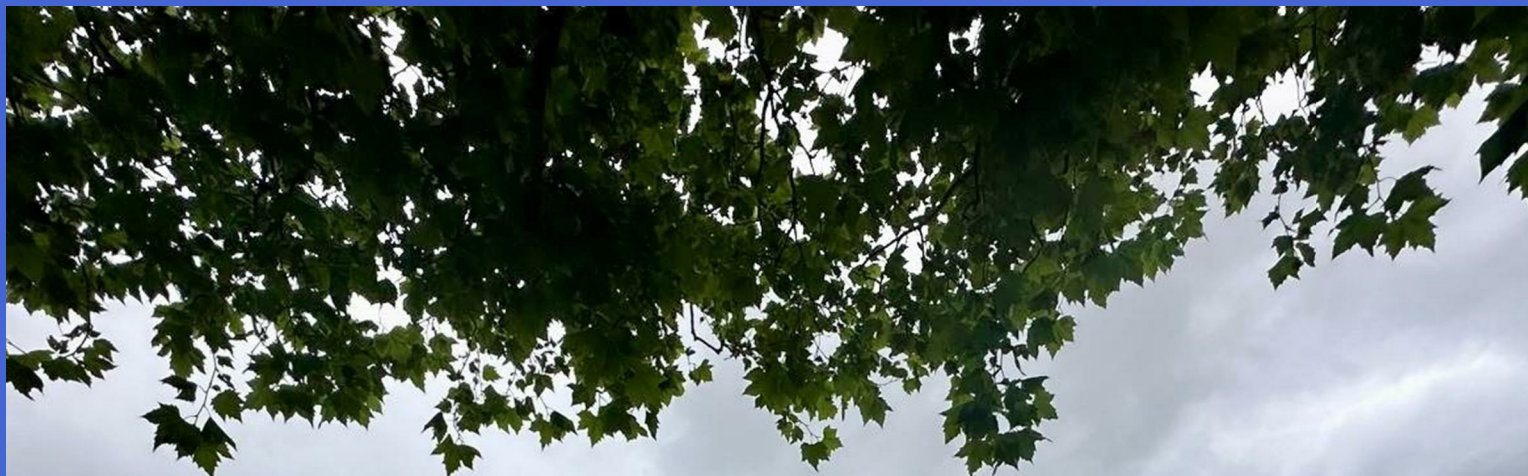
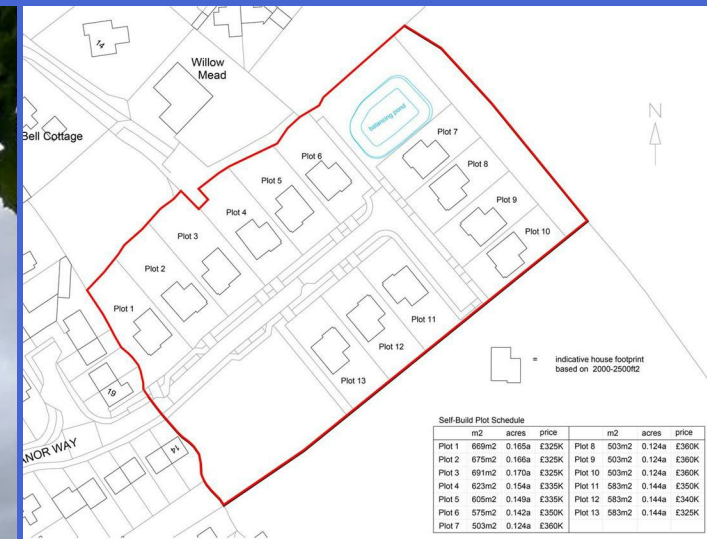




The Paddocks Manor Way, Cotton End, Bedfordshire, MK45 3AH
Prices from £325,000



- PR Property Land
- Idyllic Bedfordshire Village location
- Enabling works for utilities included

- Self-Build Plots for sale
- Well- connected for Bedford and wider amenities
- Design & Build your own home.

- Prices ranging from £325,000 to £360,000
- Private development with green outlooks

**** SELF BUILD PLOTS FOR SALE **** For sale are 13 self-build plots located in the peaceful village of Cotton End, Bedfordshire. This desirable collection offers thirteen generous plots, each with outline planning and an indicative house footprint suited for impressive family homes of 2,000–2,500 sq ft. Set within a thoughtfully planned private development, the site benefits from access roads, green outlooks, and the pleasant presence of a balancing pond.

Opportunities of this calibre in such a well-connected village are seldom available. Secure your chance to design and build a home tailored to your lifestyle in one of Bedfordshire's most appealing settings.

SELF-BUILD PLOT SCHEDULE

Plot 1: 669 m² / 0.165 acres / £325,000
 Plot 2: 675 m² / 0.166 acres / £325,000
 Plot 3: 691 m² / 0.170 acres / £325,000
 Plot 4: 623 m² / 0.154 acres / £335,000
 Plot 5: 605 m² / 0.149 acres / £335,000
 Plot 6: 575 m² / 0.142 acres / £350,000
 Plot 7: 503 m² / 0.124 acres / £360,000
 Plot 8: 503 m² / 0.124 acres / £360,000
 Plot 9: 503 m² / 0.124 acres / £360,000
 Plot 10: 503 m² / 0.124 acres / £360,000
 Plot 11: 583 m² / 0.144 acres / £340,000
 Plot 12: 583 m² / 0.144 acres / £325,000
 Plot 13: 583 m² / 0.144 acres / £325,000

DESIGN & BUILD OPTIONS

Hartsmead Developments in-house team have prepared all drawings to date, including some potential house types (STPP). These are available on request. Hartsmead would be happy to work along side any purchaser to help design and build your new home. Or alternatively you can use your own architect.

ENABLING WORKS INCLUDED

Electric, Water and foul drainage connections will be brought to the plot boundary. Ultra fast Broadband brought to plot boundary. Landscaped entrance. Low level street lighting.

RESERVATION TERMS & CONDITION

A reservation fee of £5000 to secure your plot. Exchange of contracts would need to take place within 8 weeks from the solicitor receiving draft contracts with completion to take within 4 weeks of exchange of contracts.

PLANNING

Bedford Council have approved a resolution to grant outline planning consent under reference 24/01283/MAO (subject to completion of a s. 106 Agreement) for the erection of 13 self-build houses and 6 affordable units (19 dwellings).

LOCATION

Cotton End is a picturesque Bedfordshire village offering a peaceful rural lifestyle with a strong sense of community. Residents enjoy local amenities such as a primary school and village hall, while being just a short drive from Bedford's wider facilities and transport links. With scenic countryside surrounds and excellent connectivity, Cotton End is ideal for those seeking both tranquillity and convenience.

