



Building Plot plus separate Coach House accommodation
Rothsay Road, Bedford, MK40 3PW





**Building Plot plus separate Coach House accommodation
Zero, 1a Rothsay Road, Bedford
MK40 3PW**

A unique opportunity to purchase a building plot with consent for a 5700sq/ft double fronted low energy Victorian style property with stunning basement and contemporary glass rear elevation in this prime location with views of Bedford's famed Embankment.

The consented properties accommodation is arranged over four floors with lift and briefly comprises; entrance hall and four reception rooms to the ground floor. Kitchen, dining room, gym, wine cellar and store room to the lower ground floor leading out to a stunning sunken garden. Master suite with dressing room, ensuite and balcony, Guest bedroom with ensuite, a further double bedroom and a family bathroom to the first floor.

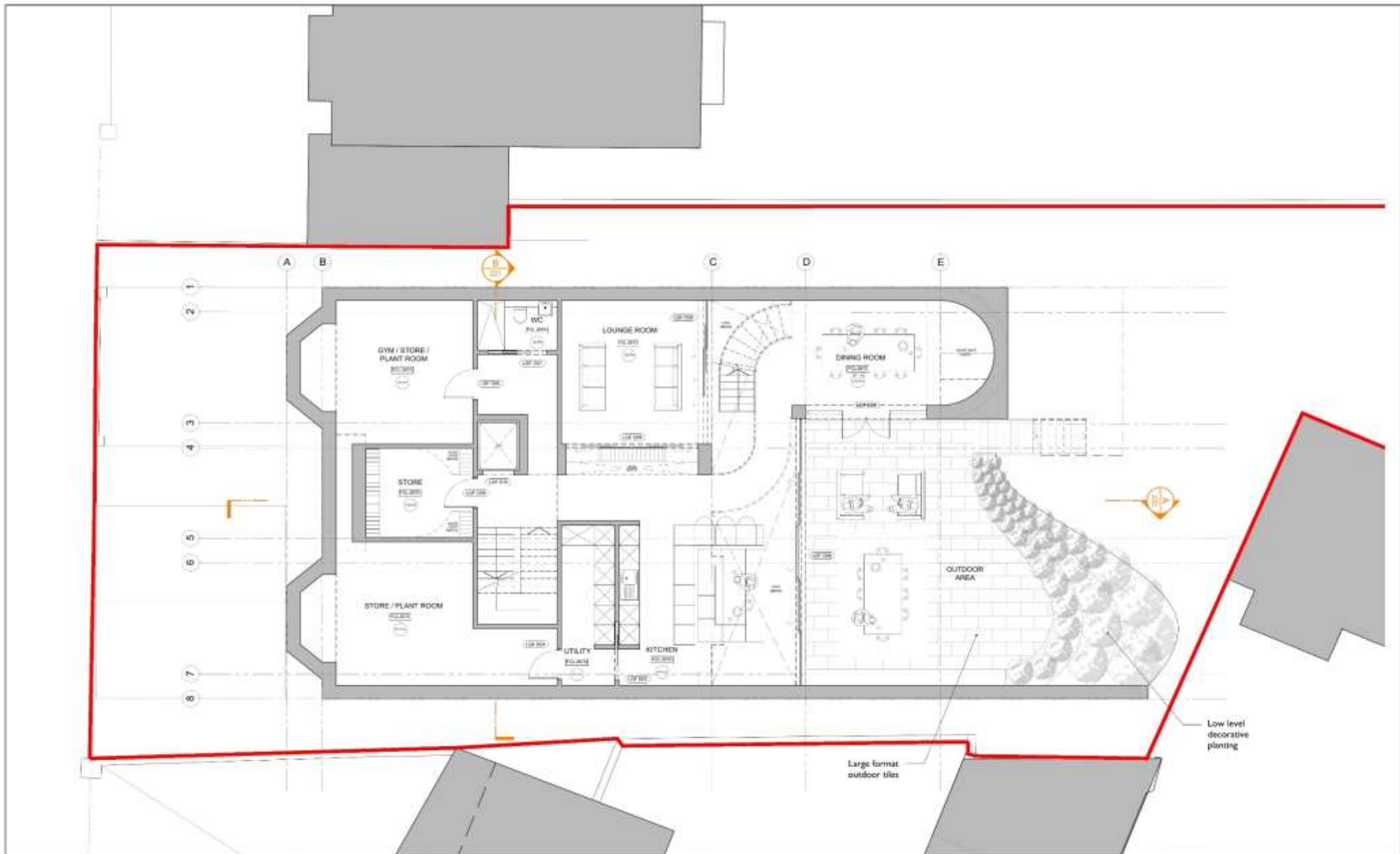
To the top floor are 3 double bedrooms, two with ensembles and a further shower room.

To the rear of the property is a two bedroom coach house with its own independent access and parking. Which could be used as a site office or accommodation during the build. The accommodation briefly comprises; entrance hall, sitting room, kitchen, master bedroom with ensuite, second bedroom and bathroom.

The property also has direct access to the Wade-Grey Paddock, a large private communal garden for the exclusive use of those properties adjoining.

The property is conveniently located on the outskirts of the ever popular 'Castle Quarter' area boasting a selection of good Public Houses, restaurants and coffee shops. Bedford Train Station is less than 2 miles with regular trains into London in under an hour.

Guide Price: £1,300,000



PLANNING

No.	Date	Description	Drawn	Check
1	13/12/18	Issued for Pre-App	DMB	JK
2	17/04/20	Re-issued for Revised Pre-App	DMB	JK
3	03/11/20	Issued for Planning Application	MC	DMB

General Note: The general contractor is responsible for the verification of all dimensions and levels on site prior to any construction or pricing works. The architect is to be informed immediately of any discrepancy. Figure dimensions take priority over scaled dimensions. Refer to all scaled dimensions to be appropriate for drawing purpose and scale of drawing.

CONCEPT | EIGHT ARCHITECTS

EDC House, South Road, Weybridge, KT13 5DZ
01932 809 444 | www.concept8.co.uk

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PROJECT: 1a Rothsay Road, Bedford, MK40 3PW
 DRAWN TITLE: Lower Ground Floor Plan As Proposed
 DRAWN DATE: 01/10/2019 | SCALE: 1:100 @ A3 | PROJECT NUMBER: 1921.ROT.099 | REV: A





NB: Windows to front elevation to be double glazed. All other openings to be triple glazing

Proposed bin storage area

HISTORIC BRICKWALL

Composite deck boards

Long-term cycle storage in rear garden

EXTERNAL SHED

MATURE PLANTING

LAWN

LOW BRICK WALL

FRONT GARDEN

PARKING BAYS

OUTLINE OF EXISTING FOOTPRINT

OUTLINE OF EXISTING FOOTPRINT

PLANNING

Rev	Date	Description	Drawn	Checked
-	13/12/19	Issued for Pre-App	MMB	JK
-	17/08/20	Re-issued for Revised Pre-App	DMO	JK
A	07/12/20	Issued for Planning Application	JK	MMB

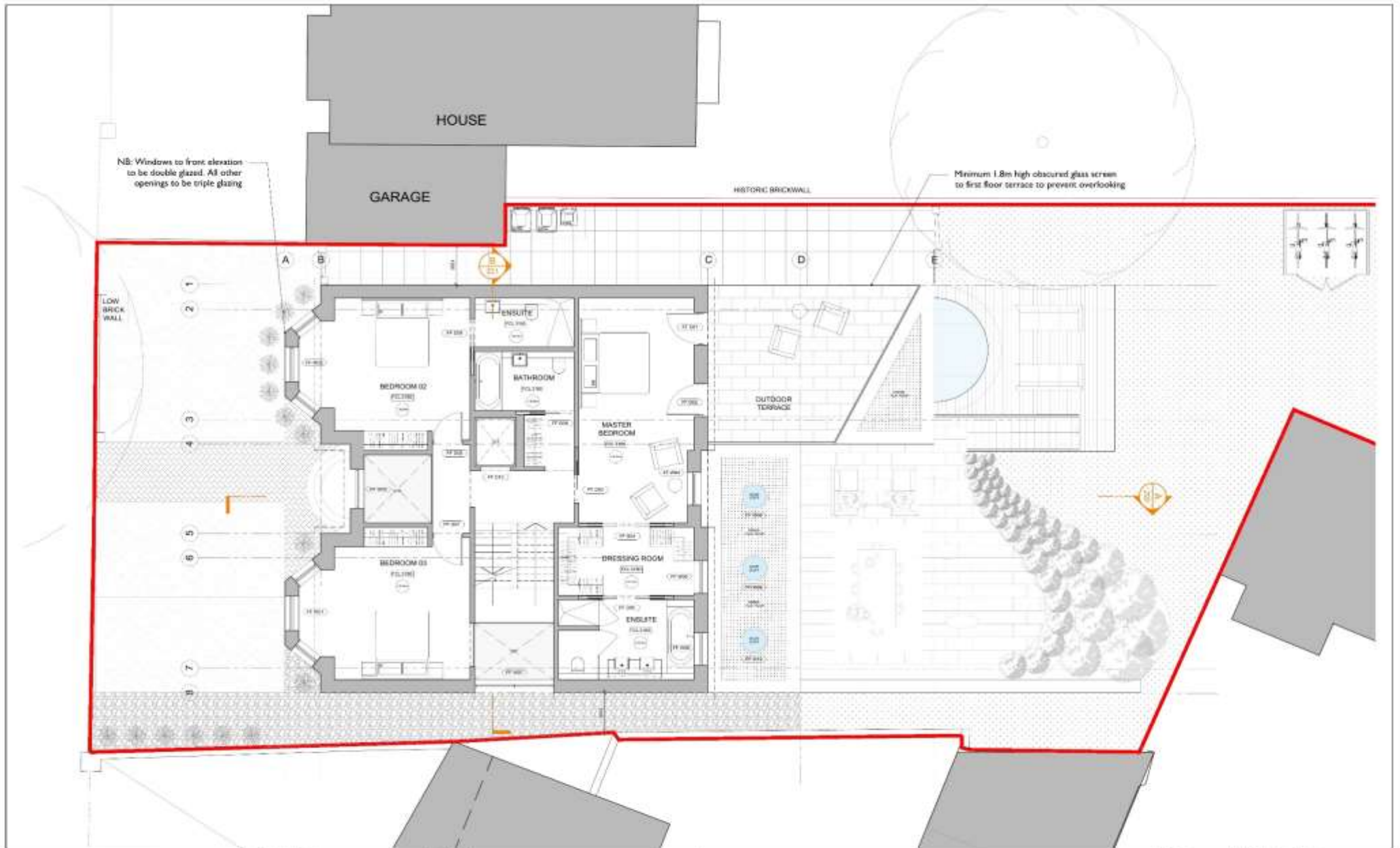
General Note - The general contractor is responsible for the production of all elevations and details on site prior to any construction or pricing works. The architect is to be consulted immediately in any discrepancy. Figure dimensions take priority over scaled dimensions. Reference to scaled dimensions to be appropriate for drawing purposes and scale of drawing

CONCEPT | EIGHT ARCHITECTS

ESC House South Road Weybridge KT13 9CZ
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PROJECT	1a Rothsay Road, Bedford, MK40 3PW		
DRAWN TITLE	Ground Floor Plan As Proposed		
DRAWN DATE	SCALE	DRAWING NUMBER	REV
01/10/2019	1:100@A3	1921.ROT.100	A

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NB: Windows to front elevation to be double glazed. All other openings to be triple glazing

Minimum 1.8m high obscured glass screen to first floor terrace to prevent overlooking

LOW BRICK WALL

HISTORIC BRICK WALL

PLANNING

No.	Date	Description	Drawn	Check
1	13/12/19	Issued for Pre-App	EMM	SC
2	17/08/20	Re-issued for Revised Pre-App	EMM	SC
3	01/12/21	Issued for Planning Application	SC	EMM

General Note: The general contractor is responsible for the verification of all dimensions and levels on site prior to any construction or pricing works. The architect is to be advised immediately of any discrepancy. Figure dimensions take priority over scaled dimensions. Reference on scaled dimensions to be appropriate for drawing purposes and scale of drawing.

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1a Rothsay Road,
Bedford, MK40 3PW

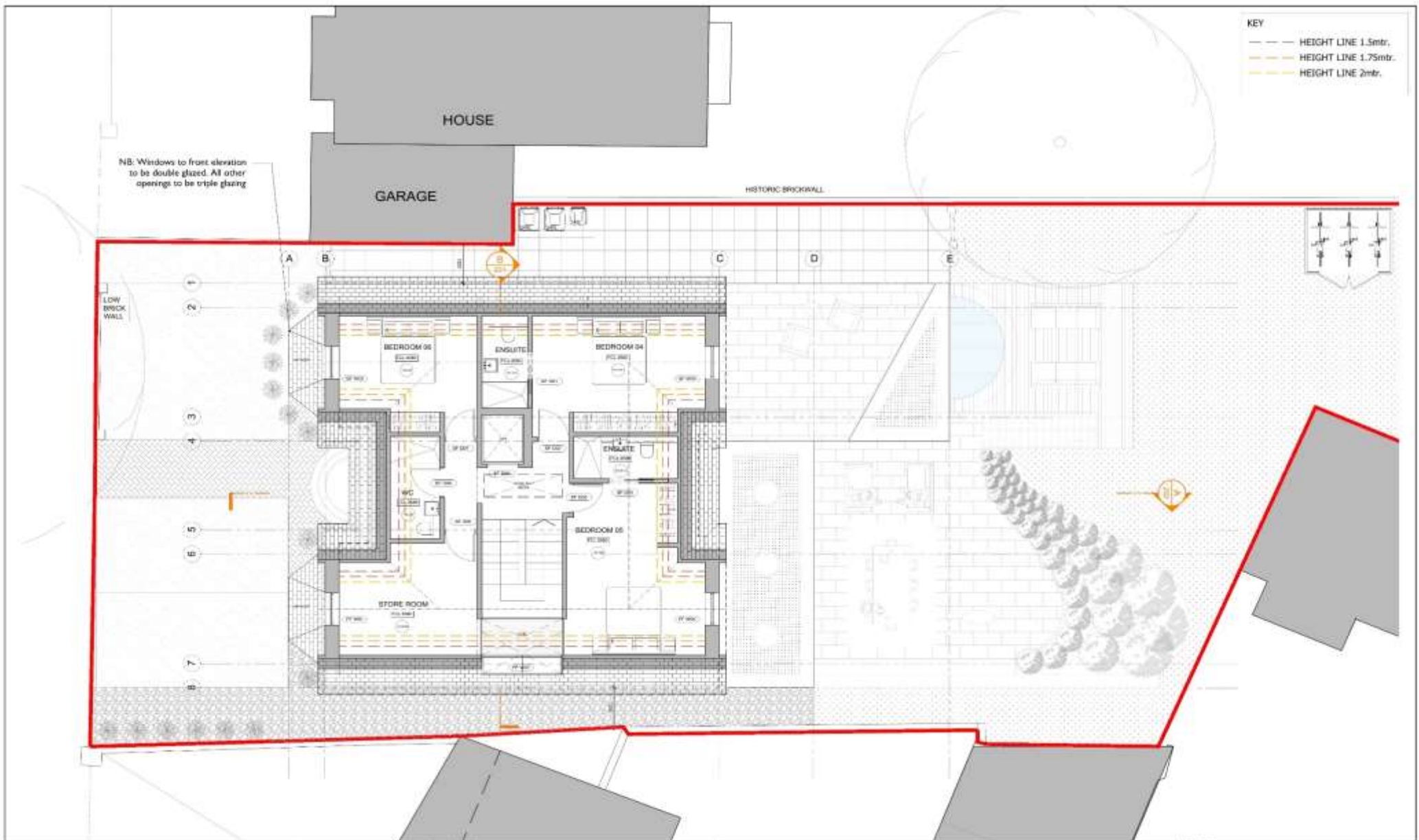
First Floor Plan
As Proposed

DRAWN DATE	SCALE	DRAWING NUMBER	REV
01/10/2019	1:100@A3	1921_ROT.101	A



KEY
 - - - - HEIGHT LINE 1.5mtr.
 - - - - HEIGHT LINE 1.75mtr.
 - - - - HEIGHT LINE 2mtr.

NB: Windows to front elevation to be double glazed. All other openings to be triple glazing



PLANNING

Rev	Date	Description	Drawn	Check
-	15/12/19	Issued for Pre-App	SKB	SK
-	17/08/20	Re-issued for Revised Pre-App	SKB	SK
A	01/12/20	Issued for Planning Application	SK	PKB

General Note: The general contractor is responsible for the verification of all dimensions and levels on site prior to any construction or piling works. The architect is to be observed immediately of any discrepancy. Figural dimensions take priority over scaled dimensions. Reference on scaled dimensions to be appropriate for drawing to form and scale of drawing.

CONCEPT EIGHT ARCHITECTS

ESC House South Road Weybridge KT13 9DZ
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PROJECT	1a Rothsay Road, Bedford, MK40 3PW		
DRAW TITLE	Loft Floor Plan As Proposed		
DRAWN DATE	SCALE	REVISION NUMBER	REV
01/10/2019	1:100@A3	1921_ROT.102	A









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