



Building plot at 159 Kimbolton Road, Bedford, MK41 8DS



Building plot
159 Kimbolton Road
Bedford
MK41 8DS

Guide £600,000

Ideal consented self-build
plot...

0.25 acres (sts)

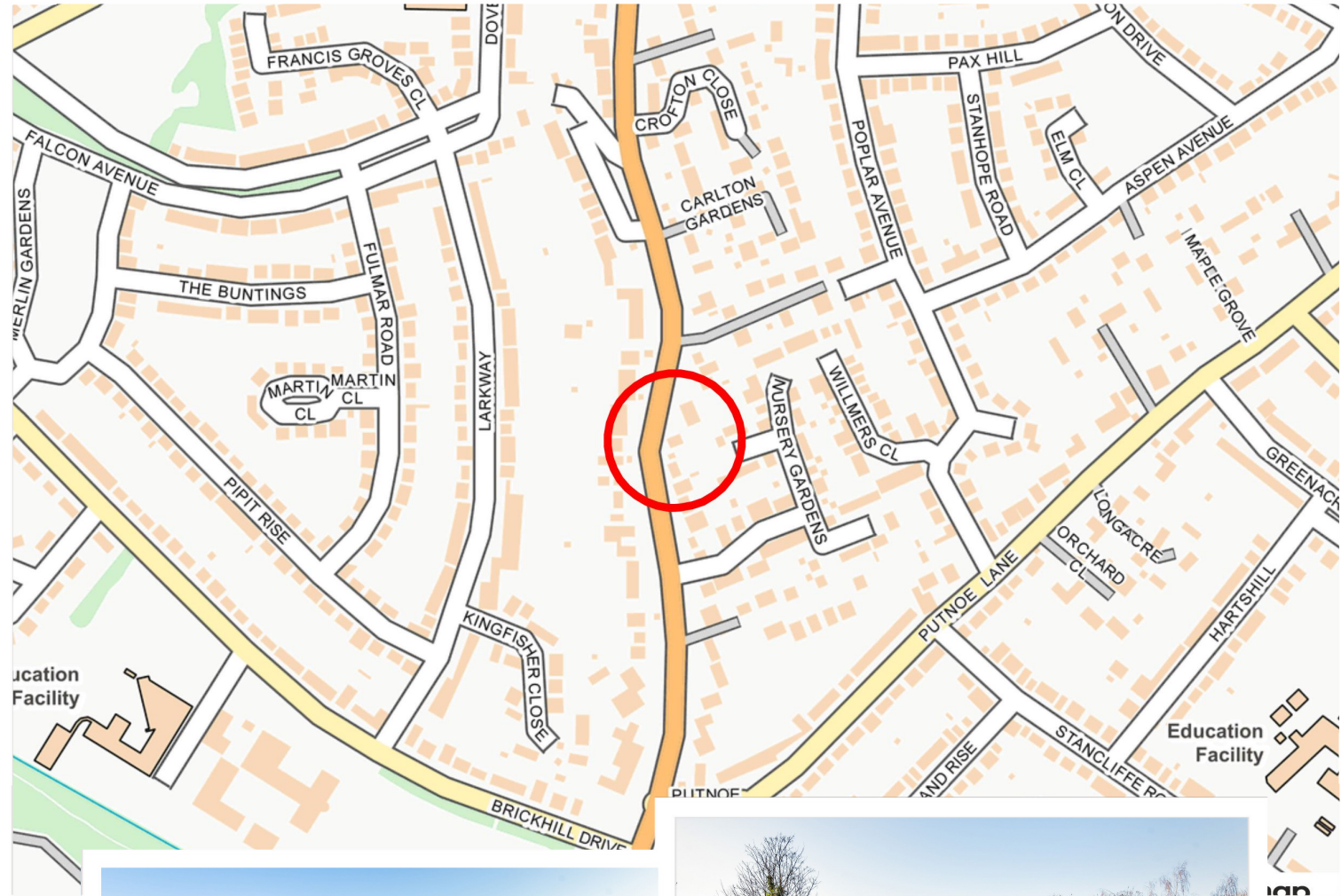
Non-estate location

Convenient for Bedford Park

Excellent self-build opportunity

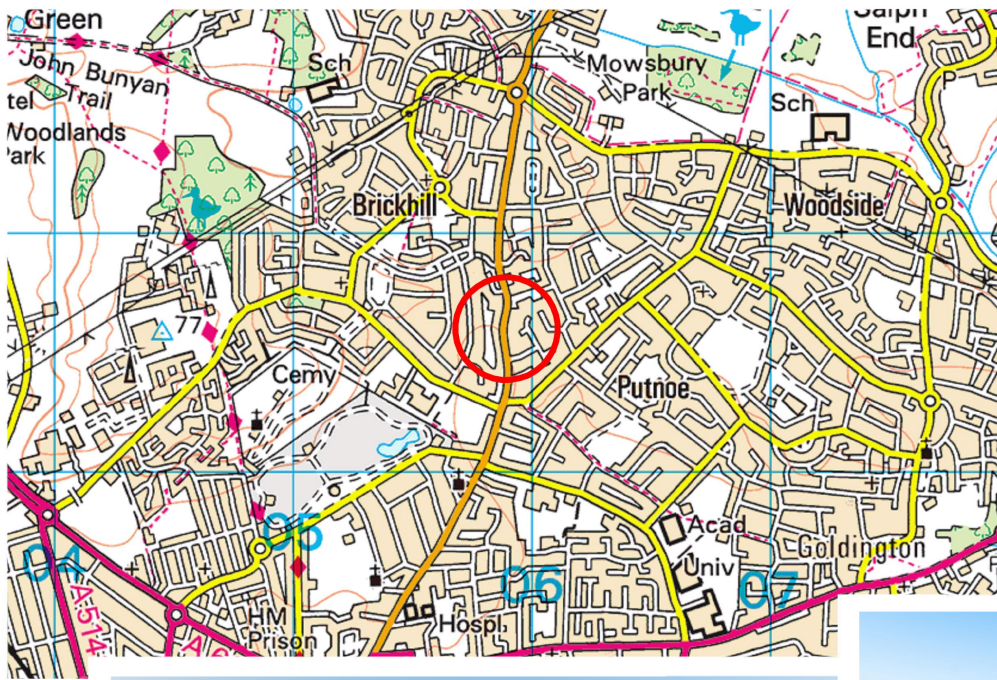
Close to excellent local schooling

Easy access to Bedford's town centre



- Council Tax Band F
- Energy Efficiency Rating N/A

Non-estate building plot in a prime location...



We are delighted to offer for sale an opportunity to acquire this much noticed, now derelict, detached property where planning permission has previously been granted (20/01598/FUL) for its demolition and the erection of a six bedroom, four bathroom detached property arranged across three floors and extending to approximately 3,150 square feet of net internal accommodation, plus a double width garage. That consent is now extant but could be reinstated, subject to a fresh application.

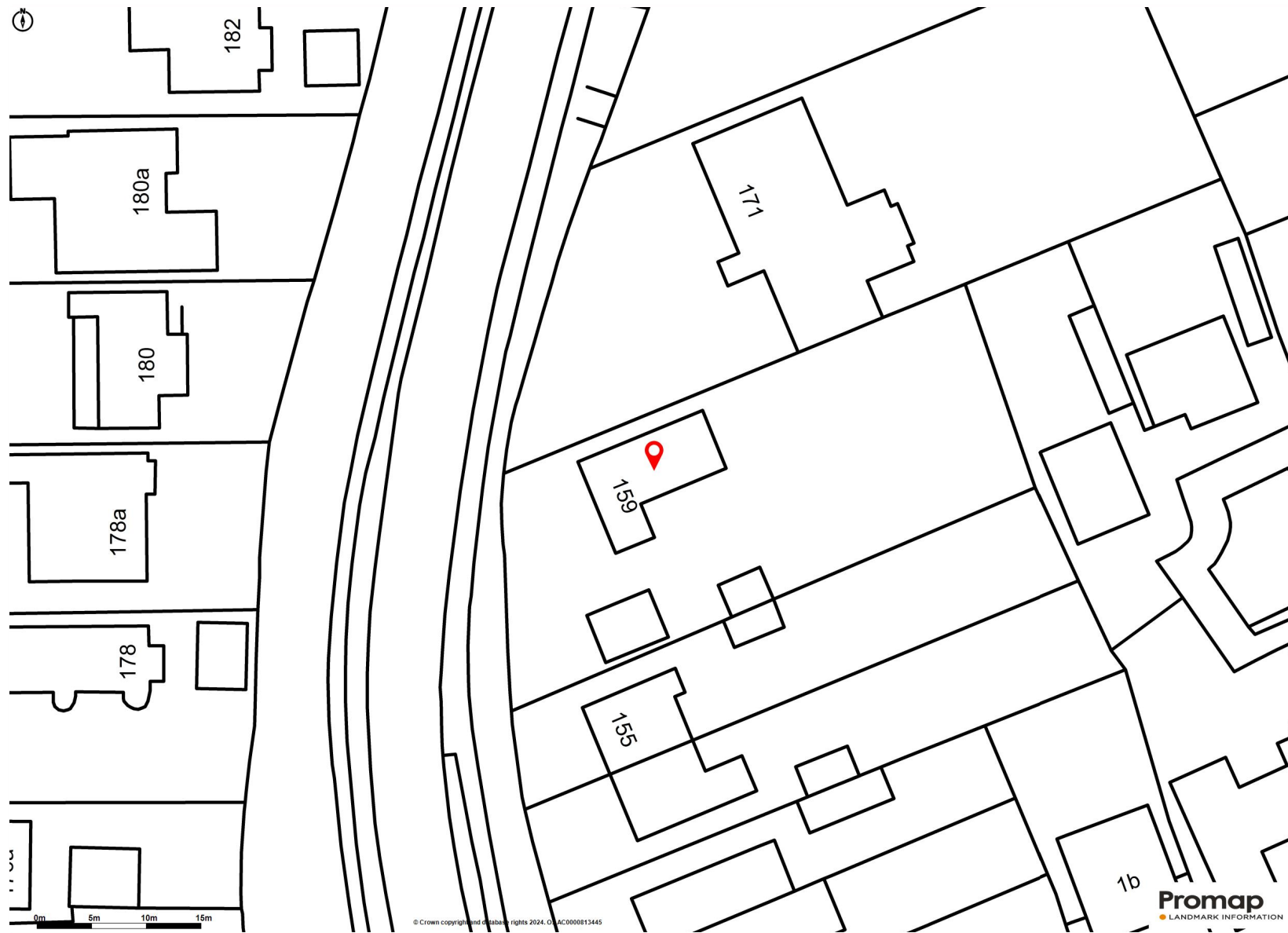
A further live consent was issued (21/01853/FUL) for a major 'Grand Designs' project arranged across four levels and extending to a little under 6,000 square feet.

The plot extends to approximately a quarter of an acre, subject to survey, and provides an excellent chance for a purchaser to build their forever home to a specification of their own choice.

Local secondary shopping is available from three shopping parades that are situated within easy reach.

Bedford's sixty-two acre Victorian park with its café, public tennis courts and leisure centre is within walking distance of the property as is Mowsbury Golf & Squash Centre and Mowsbury Park and Putnoe Woods, ideal for leisurely walks and where another park café and further public tennis courts can be found.





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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

