



## LAND ADJACENT TO THE GREYHOUND PH, HAYNES, MK45 3QD

PRICE GUIDE £650,000

For sale by informal tender, this is an excellent chance to purchase a freehold development site with outline consent for two detached dwellings. The location overlooks open countryside and we view this as a rare opportunity.

The land measures approximately 0.67 acres subject to survey. Planning was granted by Central Bedfordshire Council on the 4<sup>th</sup> April 2025, subject to a number of conditions, with the planning reference **CB/21/01807/OUT**.

We understand Japanese Knotweed has been identified within the boundary. The sellers are arranging a quote for its removal, with a suitable warranty. This report will be available upon request but purchasers will be required to handle any removal deemed required. We also believe there to be some protected trees.

We understand there is currently no CIL in Central Bedfordshire, but purchasers should make their own enquiries in that regard. Maps and drawings are indicative only.

These particulars are given on the express understanding that all negotiations for the purchase, tenancy or otherwise are made through Lane and Holmes and although every possible care is taken to ensure of the accuracy given, Lane and Holmes will not be responsible for any expense or loss of time caused by reason of mis-statement or withdrawal of properties. Plan is for representational purposes only and is not to scale.



<https://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=623288>

**All offers should be received at our offices by 12 noon on the 8th July, 2025. Emails are acceptable, but all offers should be submitted on the official tender form, which we can provide to potential purchasers.**

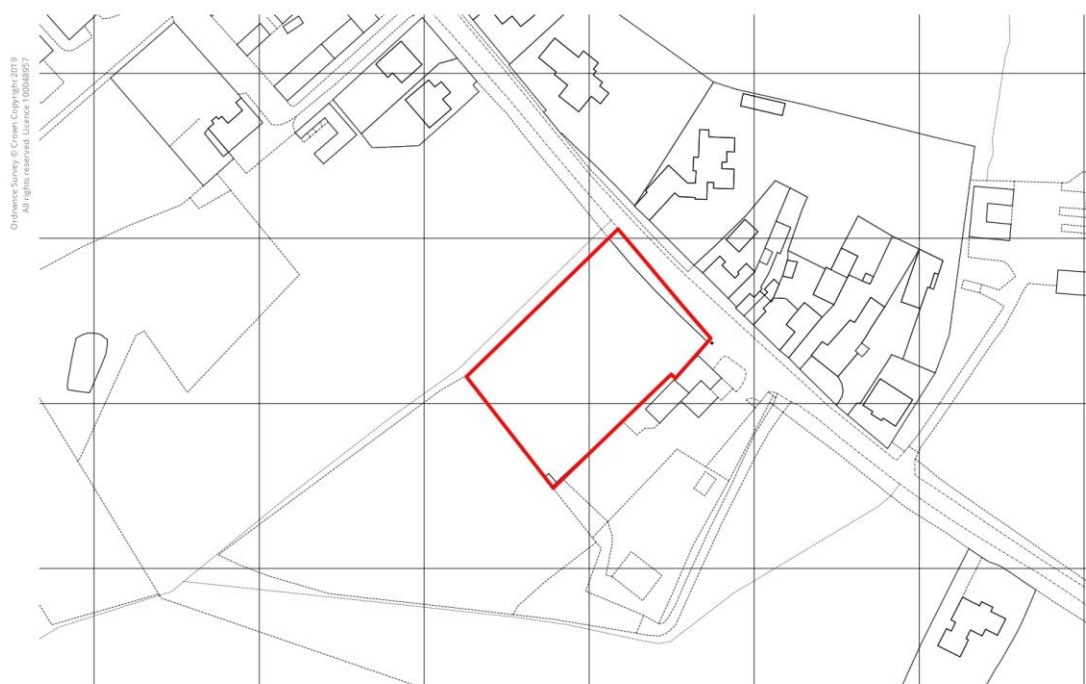
Please contact us for further details. Viewings can be undertaken during all reasonable hours with no appointment required.

Haynes is a popular village location, with good access to the A600, the A6 and the A421.



These particulars are given on the express understanding that all negotiations for the purchase, tenancy or otherwise are made through Lane and Holmes and although every possible care is taken to ensure of the accuracy given, Lane and Holmes will not be responsible for any expense or loss of time caused by reason of mis-statement or withdrawal of properties. Plan is for representational purposes only and is not to scale.





**Site Location Plan**  
Land Adjacent The Greyhound, Haynes, Bedfordshire, MK45 3QD

Drig: 381/001  
Scale: 1:1250  
Date: March 2021  
25 metres

**waller**  
planning

19-25 Salisbury Square, Old Hatfield, Herts, AL9 5BT | wallerplanning.com | info@wallerplanning.com | © Waller Planning Ltd, 2021

These particulars are given on the express understanding that all negotiations for the purchase, tenancy or otherwise are made through Lane and Holmes and although every possible care is taken to ensure of the accuracy given, Lane and Holmes will not be responsible for any expense or loss of time caused by reason of mis-statement or withdrawal of properties. Plan is for representational purposes only and is not to scale.