



LAND TO REAR OF 6-8 WILLINGTON ROAD COPLÉ, BEDFORD MK44 3TH

PRICE £300,000

Individual building plot in a sought-after village...

We are delighted to bring to the market a very rare opportunity to acquire an individual building plot, set back from Willington Road, Coplé, in the heart of the village, close to its 11th Century Church. It offers an exciting opportunity as a self-build project, or for a developer looking for their next build.

Planning permission was granted on the 31st July 2025 by Bedford Borough Council, under planning portal reference number 25/00223/FUL for an architecturally interesting, contemporary barn-style dwelling offering modern family living and measuring approximately 2,136 square feet with an attached garage of 312 square feet. The detached property will overlook its extensive grounds of approximately 0.23 acres (sts) (around 98 feet wide and around 100 feet deep).

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.

The plot lies within the former grounds of a Grade II Listed Elizabethan house in a tranquil location and has full right of access down a private lane to the side of 6-8 Willington Road, with easements granted for the running and installation of all essential services to the new dwelling.

There is an existing garage/outbuilding that will require demolition in order to start construction. There is a CIL liability of £28,969.99; self-builders can apply for an exemption to the local authority.

Copies of the decision notice, drawings, various reports and conditions to be discharged can be provided upon request - please contact our office via phone or email.

Cople is a popular village located to the east of Bedford and easily accessible from Bedford's southern bypass, the A421, which links the A1 at the Black Cat roundabout with the M1 at Junction 13. Swift and frequent rail services are available from Bedford station, five miles, and the mainline station at Sandy, six miles.

The village has The Five Bells Public House, a garage, and Sheerhatch Primary School. Within a short walking distance there is the Bedford Cheese Co. farm shop and cafe, flower and gift shops in Cardington, with Frosts Garden Centre and cafe in Willington. The surrounding area is popular with cyclists and walkers alike.

More extensive shopping, recreational and schooling opportunities, both private and state, are available in nearby Bedford just four miles away. Cambridge will also be more accessible than ever, with A428 Black Cat to Caxton Gibbet dual carriageway project now well underway. The proposed Universal Studios project to the south of Bedford, will also be within easy reach and the planned East West Rail link will also hugely improve rail communications in the area, bringing direct links from Bedford to Cambridge and Oxford.

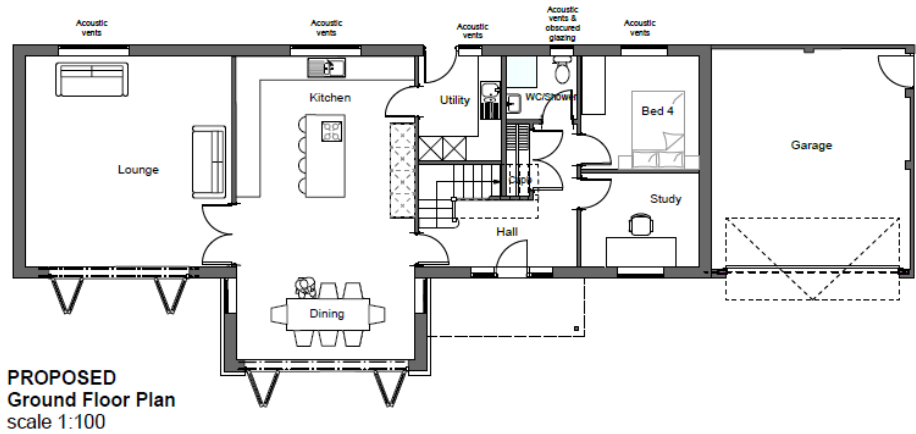
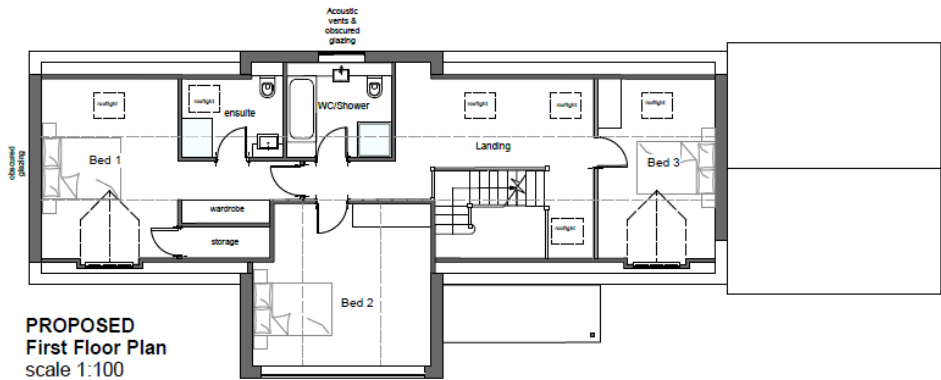


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PROPOSED SITE PLAN
scale 1:500

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Rev C 2021.25, Owner amended
Rev B 08.10.24, Plan amended to client comments
Rev A 07.10.24, Plan amended to pre-agreed comments

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Site 9 - 8 Willington Road, Copple, Beds MK44 3TH	
Title Proposed Elevations	
Dwg. No. 22.007.201	Rev. C
Scale: 1:100 @ A3	
Drawn by AG	Date July 2024
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PROPOSED



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