

**Consented building at  
Shrubbery Lane, Wilden  
Bedford MK44 2PH**

**- GUIDE PRICE £395,000**



**Building with Change of Use Approval to convert to a residential dwelling totalling c.1,950 sq. ft (GIA)**



## Summary

- Development project comprising a former commercial building located in a non-estate setting, having far reaching views from the plot frontage over surrounding countryside.
- The building is consented for conversion to a residential dwelling which totals c1,950 sq. ft (gross internal floor area)
- The total plot area extends to c.0.3447 acre (outlined on accompanying Promap in yellow).
- There may be an opportunity to purchase the adjacent land measuring c.0.5722 acre (outlined on accompanying Promap in orange) at an additional cost of £30,000.

## Location

- Wilden is located 5 miles north-east of Bedford and approximately 10 miles from Sandy, both of which have rail services for commuters. The A421 is approximately 3 miles away and provides access to both the M1 & A1 motorways. This development is within the Sharnbrook Upper School catchment and there is also a choice of private schooling in the area.

## Planning

- Prior notification for change of use from light industrial (Use Class B1) to dwelling home (Use Class C3) was granted under approval reference 20/01020/CPNPA dated 15<sup>th</sup> July 2020.
- As the floor space is not being increased, we do not believe there will be a CIL liability.

Rear Aspect



Entrance to properties



## Access

- Access is via an existing shared gravel driveway over which appropriate rights are granted. Costs for future maintenance access to be shared between this property and three others.

## Development

- The approved conversion amounts to c.1,950 sq. ft GIA in total to private 3/4 bedroom accommodation with open plan living area and vaulted ceiling.
- Quietly situated off a country lane in a small development of only four dwellings.

## Drainage/Services

- Prospective purchasers should make their own enquiries with respect to availability and cost of connections.

## Existing Wayleaves, Easements and Rights of Way:

- The property / land is to be sold subject to and with the benefit of all wayleaves, easements, and rights of way whether mentioned in these details.

## Tenure

- The property / land is to be sold freehold.

## Potential additional land



## Countryside Views from frontage

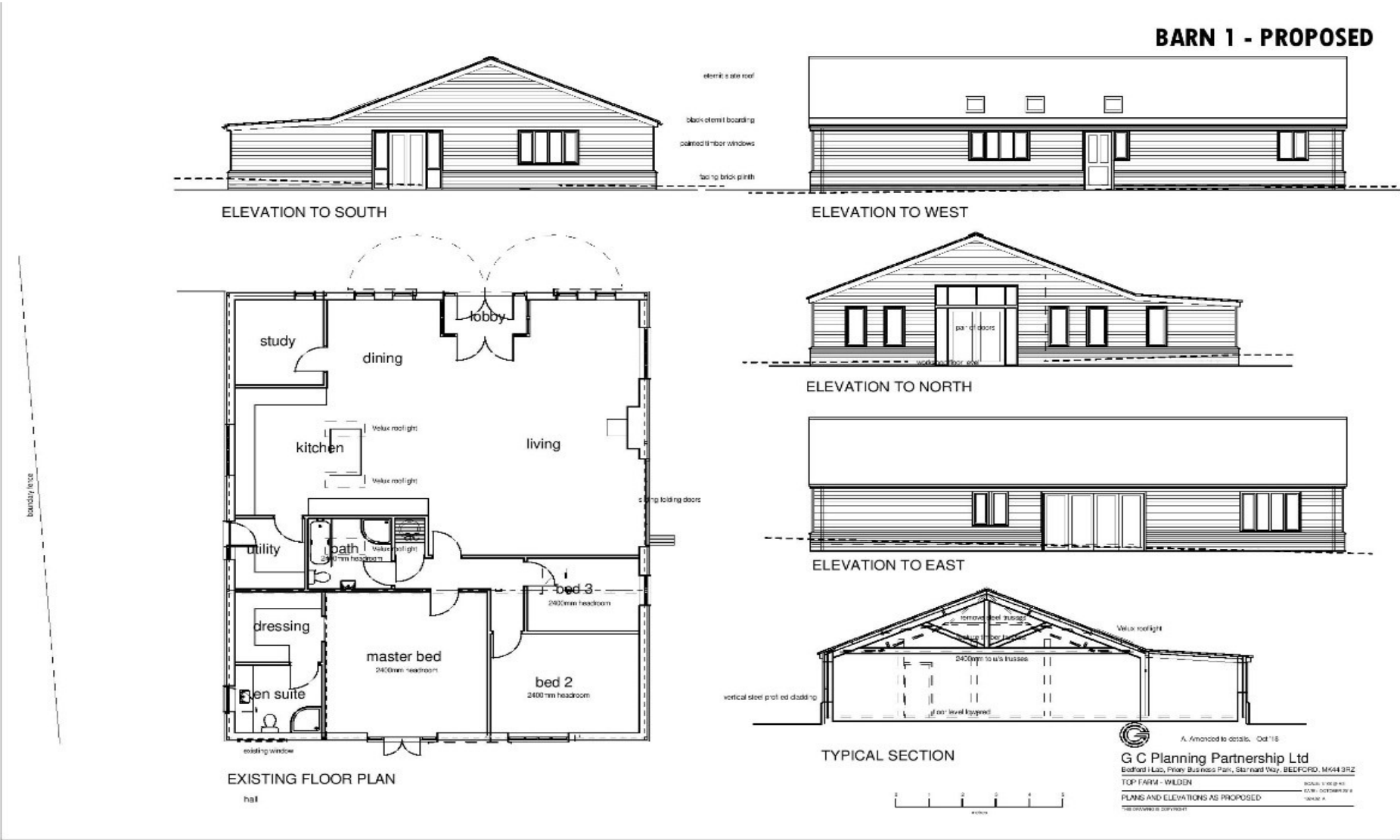


Promap





**Layout** (approved under ref 20/01020/CPNPA)





## Photographs





## Vacant Possession

- Vacant possession of the building is available immediately.

## Terms

- **Guide Price: £395,000 subject to contract.**
- **Conditions of sale:**
  - (1) The purchaser is to exchange contracts within 30 working days from when their solicitor receives draft contract documentation.
  - (2) Legal completion is to take place within 10 working days from exchange of contracts.

## Viewings

- Strictly by prior appointment via Compass.

## Contact

- Compass Land and Development on 01234 351577  
E: [dpd@compasspropertygroup.co.uk](mailto:dpd@compasspropertygroup.co.uk)  
14-16 Bromham Road, Bedford, MK40 2QA  
W: [www.compasspropertygroup.co.uk](http://www.compasspropertygroup.co.uk)

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## Location Plans

