

Land at Highfield Barn, Houghton Regis

BIDWELL, HOUGHTON REGIS, BEDFORD ROAD, LU5 6JP



Site outline for indicative purposes only

KEY HIGHLIGHTS

- Freehold Residential Development Opportunity with lapsed planning consent.
- Site extends to circa 2.35 acres (0.9 ha).
- Received outline planning permission for 24 residential units (CB-18-00067-OUT) in 2019.
- In 2021 the site then received Reserved Matters approval for 22 residential dwellings (CB-20-01172-RM).
- Highfield Barn, a 5 bedroom barn conversion (outlined in blue to the right) can also be purchased from the same landowner, by separate negotiation.
- Unconditional offers invited by noon on Wednesday 24th July.



SITE DESCRIPTION

Highfield Barn is situated in Bidwell, located to the north of Houghton Regis. The site is accessed from Bedford Road and is to the south of the new A5/M1 link road. The nearest mainline railway station is Leagrave (approx. 4 miles away), which provides direct and regular services to London St Pancras with a journey time of 40 minutes. Luton International Airport is located circa 9.6 miles south east of the site.

The 2.35 acre plot (0.9 hectares) is predominantly open grassland, with a mature hedge-lined boundary to the north and a gentle slope from north to south. Vehicle access is from the west of the site off the Bedford Road, shared with four existing residential dwellings, one of which is Highfield Barn itself (outlined in blue in the above plan and is also available for purchase).

The site is surrounded by the Houghton Regis North sustainable urban expansion that has consent to deliver over 7,200 dwellings. Recent residential developments can be seen to the east (built out by Taylor Wimpey) and west (built out by Persimmon) of the site.

The site benefits from a public right of way which bisects the eastern boundary of the site, leading from the Bedford Road into the adjacent Taylor Wimpey site.

Highfield Barn is a contemporary 5 bedroom barn conversion with a modern kitchen, lounge, dining room and a home office/playroom. Gardens are located to the side and front of the property alongside parking for 3 cars.

PLANNING

The site falls under the jurisdiction of the Central Bedfordshire District Council and benefits from a lapsed reserved matters approval (CB-20-01172-RM), following outline planning permission (CB-18-00067-OUT).

2019

Outline permission was granted (ref: CB-18-00067-OUT) 22nd August 2019. The proposed scheme, consisted of 24 dwellings

2021

Reserved matters granted (ref: CB-20-01172-RM) 12th March 2021 for 22 dwellings,

Post 2021

Due to the proposed development's access also serving the existing residential dwellings, a revised point of access to the north east of the permitted access was proposed (under ref: CB-21-02304-VOC). This sought to discharge condition 12 of the original outline planning permission which related to adherence to the submitted plans. However, the application was subsequently withdrawn. A further application (ref: CB-22-03026-VOC) relating to the variation of condition 12 of planning permission (ref: CB-18-0067-OUT) was submitted however this was not proceeded with due to the original planning permission having since expired.

A full application for a new access was submitted in 2022 (ref: CB-22-03021-FULL), however it was refused on the basis that the proposal would create an unjustified cul-de-sac access road which due to its lack of turning area could pose a danger to users of the public highway. A discharge of condition 3 (ref:CB-23-0047-DOC) to reserved matters application (ref: CB-20-01172-RM) was submitted in 2023, which related to the plans and layouts of the proposed roads of the development. The principal highways officer confirmed that this condition could be discharged. However, the application was not proceeded with due to lawful development not commencing prior to the longstop date of 12th March 2023 (2 years following approval of RM-condition 1 of original planning permission).

LOCAL AUTHORITY

Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
SG17 5TQ

INFORMATION PACK

An information pack containing planning documentation, site photos, title registers and a geotechnical survey is available upon request.

VIEWINGS

Formal viewing days will be organised prior to the bid deadline. Neither our clients nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents, or consultants whilst on site.

LEGAL

The property is owned freehold under reference BD114188, BD307118 and BD346093 Please note there is a public right of way which bisects the site, leading from the Bedford Road into the adjacent Taylor Wimpey site.





IMPORTANT NOTICE

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VAT

We are advised the property is elected for VAT.

BID DEADLINE

Please note all offers must be submitted to Savills by Wednesday 24th July, unless sold prior.

METHOD OF SALE

The site will be sold by way of informal tender unless sold prior. Please note we are inviting unconditional offers. In order that we are able to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Offer price, and payment profile terms;
- Any overage provision (relating to planning, sales pricing, costs savings etc);
- Any conditionality relating to completion of the land sale and or payment(s), although please note we are requesting unconditional bids;
- Details of any further information required or investigations to be carried out prior to exchange, including anticipated timescales for carrying out proposed works;
- Confirmation of your anticipated timescales and ability to exchange contracts within a reasonable timeframe;
- Details of how you propose to fund the purchase as well as confirmation that your bid has received full board approval, or equivalent, and if not, the process, and anticipated timescales required to obtain such approval;
- Your proposed payment profile and exchange deposit and confirm that this will be non-refundable;

Any other information that you feel should be taken into consideration in the assessment of your bid.

CONTACT

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