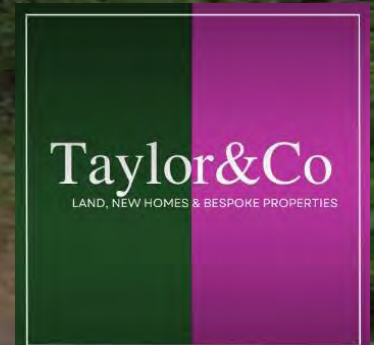


Land Allocated for Residential Housing

**Keeley Lane
Wootton
Bedfordshire MK43 9HS**



Taylor & Co are delighted to offer for sale this superb opportunity to develop a high class residential development in a prestigious location, with the following key features:

- *Tenure – Freehold*
- *Highly desirable location surrounded by spectacular countryside*
- *The benefit of a Neighbourhood Plan allocation*

The land available has an allocation for twenty dwellings providing a low density development for a range of housing types including bungalows and smaller starter homes. Six of these properties will be affordable housing compliant properties.

The location is within easy walking distance from local services and facilities in Wootton. It also links well into the existing local road and highway network.

Offers are invited for unconditional and conditional bids though preference will clearly be for unconditional. There could also be the possibility of a hybrid offer.

The site available is 1 hectare (2.764 acres) and is shown on the plan opposite. It is currently used for pasture/grazing land. Access to the retained paddock behind the development site will need to be fully reserved, along with the provision of services laid to the boundary by legal agreement.

Whilst the allocation is on all of the freehold owned by our Client (3.64 hectares), it is within the development plan guidance for 20 new homes to be built on 1 hectare.

Inspection from the roadside is appropriate, but any access onto the site must be accompanied and is strictly by appointment.

**The Guide Price for the site is £1.8 million pounds
with the benefit of the allocation**

INDICATIVE LAYOUT

An indicative layout is shown on page 6 and has been prepared to show how the site might be developed; it is for guidance only and should not be relied upon and does not constitute a planning permission. It is, however, a credible document which demonstrates a mix of housing designed in line with National Planning Guidance objectives.

The site plan below shows the extent of development land being sold.



ABOUT WOOTTON

Wootton is a settlement located to the south west of Bedford in the north of Bedfordshire. It is one of the largest Villages within Bedford Borough covering an area of 984 hectares within the Forest of Marston Vale (one of 12 areas within England with community forest status)

Land off Keeley Lane, Wootton, Bedfordshire

PLANNING CONTEXT AND HISTORY

The Wootton Neighbourhood Plan was 'made' by Bedford Borough Council on 2 March 2022. It now forms part of the Bedford Borough Development Plan and is taken into account in the determination of planning applications.

NEIGHBOURHOOD PLAN POLICY STATUS

The land south of Keeley Lane, Wootton is covered by Neighbourhood Plan Policy W4. The allocated Site, comprising 3.79 Hectares, is shown on the map below:



Policy W4 provides the criteria that will influence development proposals and requires:

- Development to be sensitive to the site surrounding and nearby heritage assets and demonstrate that the scheme will make a positive contribution to the character and appearance of the area and by respecting the existing linear form of development.
- Pre-determination archaeological evaluation to mitigate any impact of any heritage assets of archaeological interest.
- Compliance with the guidelines of the Village Design Statement which forms part of the Neighbourhood Plan.
- The provision of vehicular access off Keeley Lane that will not result in unacceptable harm in terms of highway safety.
- Developer contributions will be sought towards both public transport and education transport if required.
- As far as possible, existing hedges and trees should be retained, and where removal is necessary, compensation for the loss of the biodiversity asset must be incorporated into the proposal.

Suburban Context Diagram



Illustrative Masterplan



Local Authority - Bedford Borough Council

Tenure - Freehold

VAT

The Seller reserves the right to waive their exemption from charging VAT on the land, and it is likely that the purchase price will be subject to VAT. All offers should be submitted exclusive of VAT, but on the assumption that VAT may be charged in addition to the purchase price.

CIL

Payable upon commencement at a rate of £100 per square metre developed.

Viewing

Strictly by appointment only.

Price Guide - £1.8M

Sale Method – Initially by private treaty.

Agent - Taylor & Co – 01234 391099

Important Notice

The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever.

None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



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