

Old Green End Farm, Common Road, Kensworth, Dunstable LU6 2PW



Taylor & Co
LAND, NEW HOMES & BESPOKE PROPERTIES

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An interesting property with significant potential for redevelopment given the site's historical uses.

The well maintained and improved Grade II Listed Farmhouse with its extensive accommodation has an ambient comfortable feel and I have been impressed with just how well it serves its purpose as a family home.

There are extensive outbuildings ranging from brick built stables and a metal industrial type unit that covers 7000 square feet in all.

The garden at the front side of the frontage looks likely as an infill building plot. There are several precedents in the immediate vicinity of new housing plots.

In all the acreage extends to five acres approximately of which two acres are backed onto by residential property.

The property is in the greenbelt, but has historical uses, of which evidence is provided, showing this use as light industrial. The question of whether this is classified brownfield could be demonstrated further by an application for a certificate of lawfulness. Only one planning application relevant to change of use to residential has ever been processed. This was a planning application made for the erection of 2 detached dwellings in the front side garden in 1989 which was denied because the ash tree was protected by a TPO. This tree has now been removed.

We are selling unconditionally, with no uplift or covenants so strategic property investors are free to develop the lands (subject to planning) with no future clawbacks.

The farmhouse and property meanwhile would return a significant rent return for investors looking for the short to medium term challenge of obtaining planning for change of uses and the footplate of the buildings may be useful in demonstrating coverage.

The property would also suit a wide range of work/live options given its farmhouse, buildings and land.

Not wishing to make a negative comment, but first impressions from the roadside absolutely do not do justice to what is on offer here and I would strongly recommend a full inspection of this impressive, rare opportunity.

Guide Price - £1,750,000



Farmhouse Plan







259 Common Road
Kensworth
Dunstable
LU6 2PW

Use classes

Description	Old class	New class	# of Properties
Detached	C3	C3	2

Share this title

Add to My Sites

Title number BD286195 (Freehold)

Owner Private owner

Find owner

Expand All

Site area 4.314 acres +

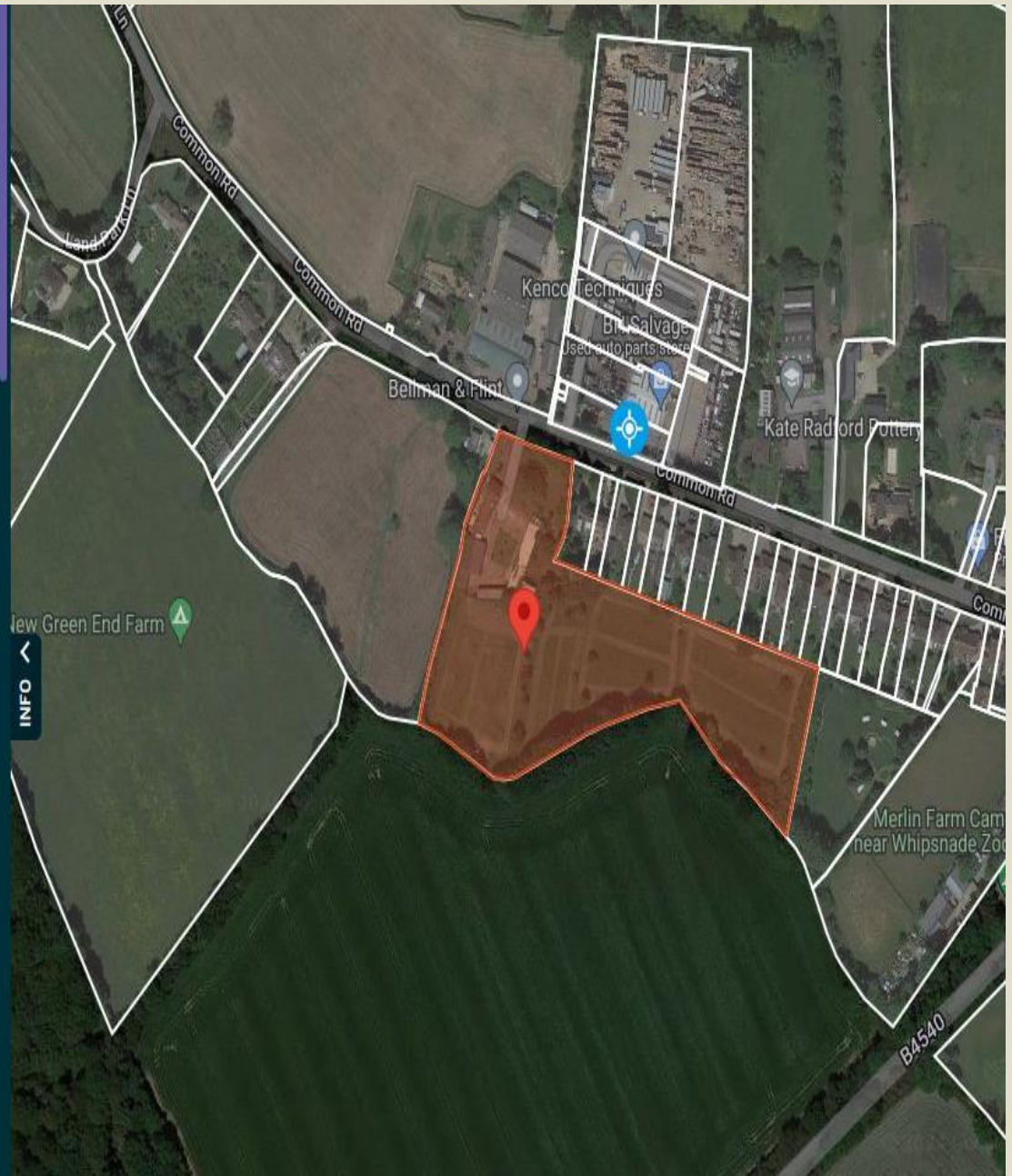
Building footprints +

Building heights +

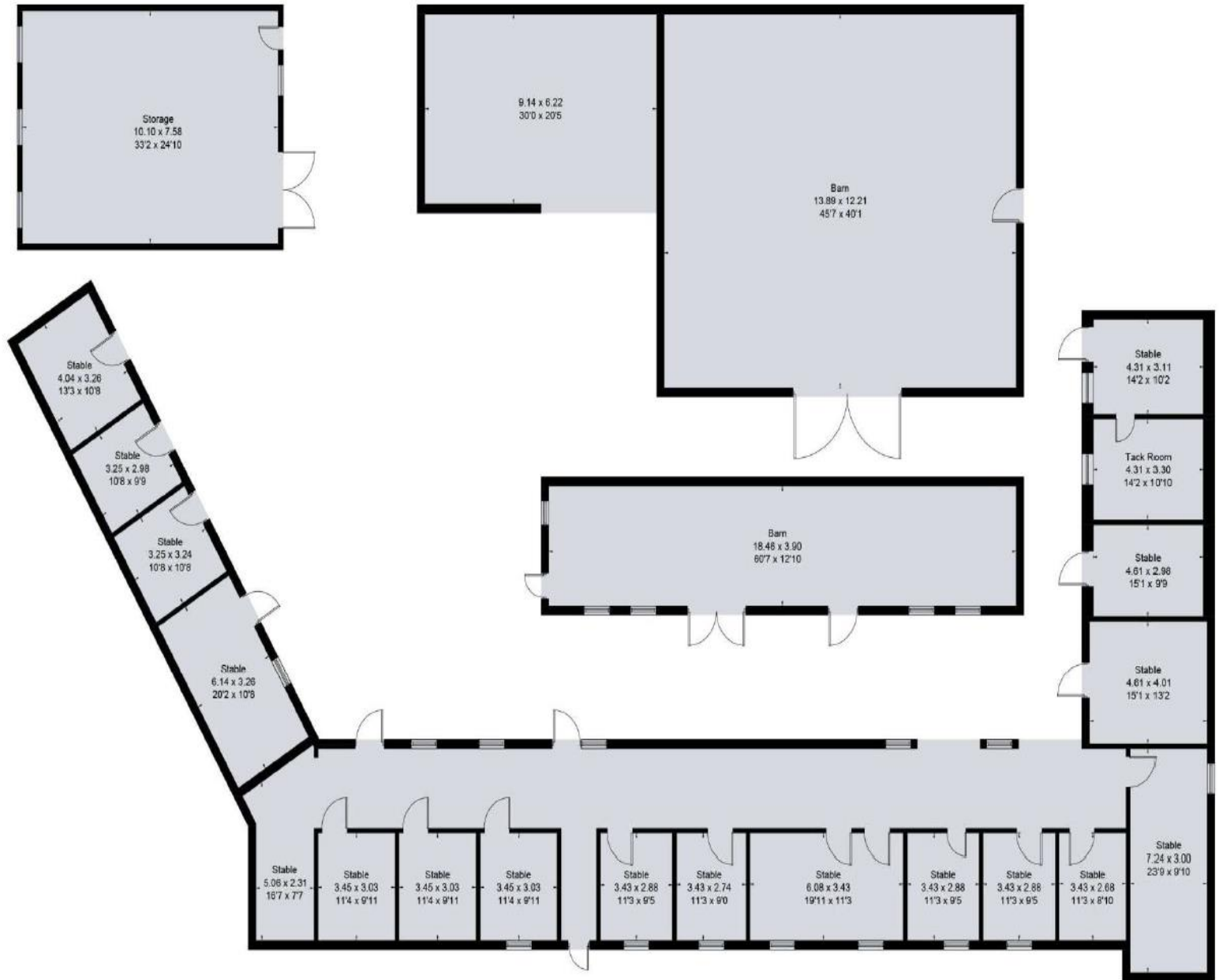
Commercial uses, sizes & rates assessments N/A

Price paid Find particulars >

Energy Performance Certificate (EPC) EPC Register > N/A



Outbuildings Plan







Local Authority – Central Bedfordshire Council

Planning

There was a planning application made for the erection of 2 detached dwellings in the front side garden in 1989 which was denied because the ash tree was protected by a TPO. This tree has now been removed.

Tenure - Freehold

Viewing - Strictly by appointment only.

Agent - Glenn Taylor – 01234 391099

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.

Important Notice

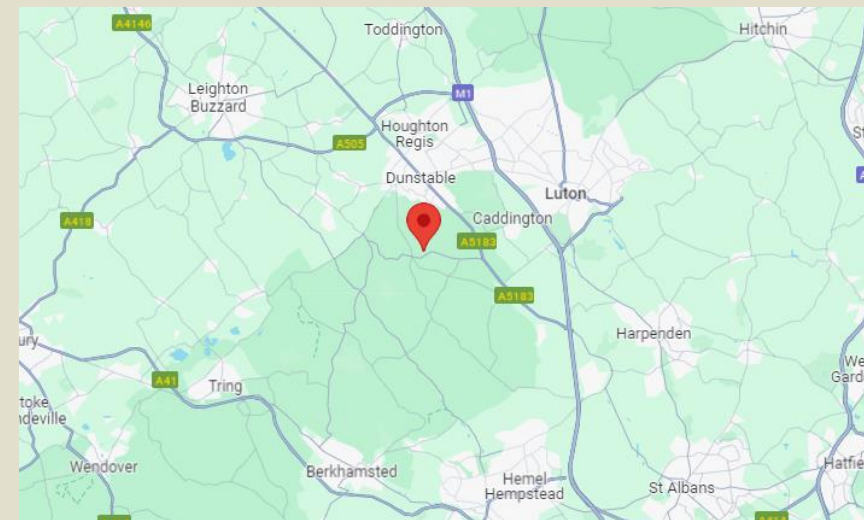
The Agents for themselves and for the Seller give notice that:

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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