

Land For Sale

CADDINGTON OAKS

📍 Caddington, Bedfordshire

Taylor&Co are pleased to offer for sale the freehold interest of the land at Caddington Oaks, Bedfordshire. This Rare, off-market site is offered for sale with the permission for 45 residential dwellings.

Taylor&Co
Land & Property Consultants

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Land At Caddington Oaks

About the Site

- Planning Reference: CB/23/01840/RM
- Postcode: LU1 4AL
- Site Extends to Approximately 5.2 Acres
- For Sale on an Unconditional Basis
- Planning in Place for 45 Dwellings

The site is currently comprised of irregular shaped grass land. Parcels 1a and 1b (as shown edged in red on the attached plan) extend to approximately 1.18ha (2.93 acres). Parcel 2a (as shown edged in green on the attached plan), extend to approximately 0.92ha (2.28 acres) and will comprise open space and water attenuation features.

Location & Connections

The site is located in the north west of Caddington, a village in Central Bedfordshire that provides convenient access to the M1 and M25. The site sits 2.13 miles south west of Luton, 5.25 miles north west of Harpenden and 7.49 miles north of Hemel Hempstead.

Caddington benefits from a number of amenities including a public house, convenience store and cricket and football clubs. Further amenities are provided in nearby Luton and Harpenden. Luton railway station provides direct services to London St Pancras in under 30 minutes. The nearest airport is London Luton Airport with train services from Luton to Luton Airport in a fastest time of 10 minutes.



4 Miles
to Luton Trainstation



9 Miles
to Luton Airport



5 Miles
to Harpenden



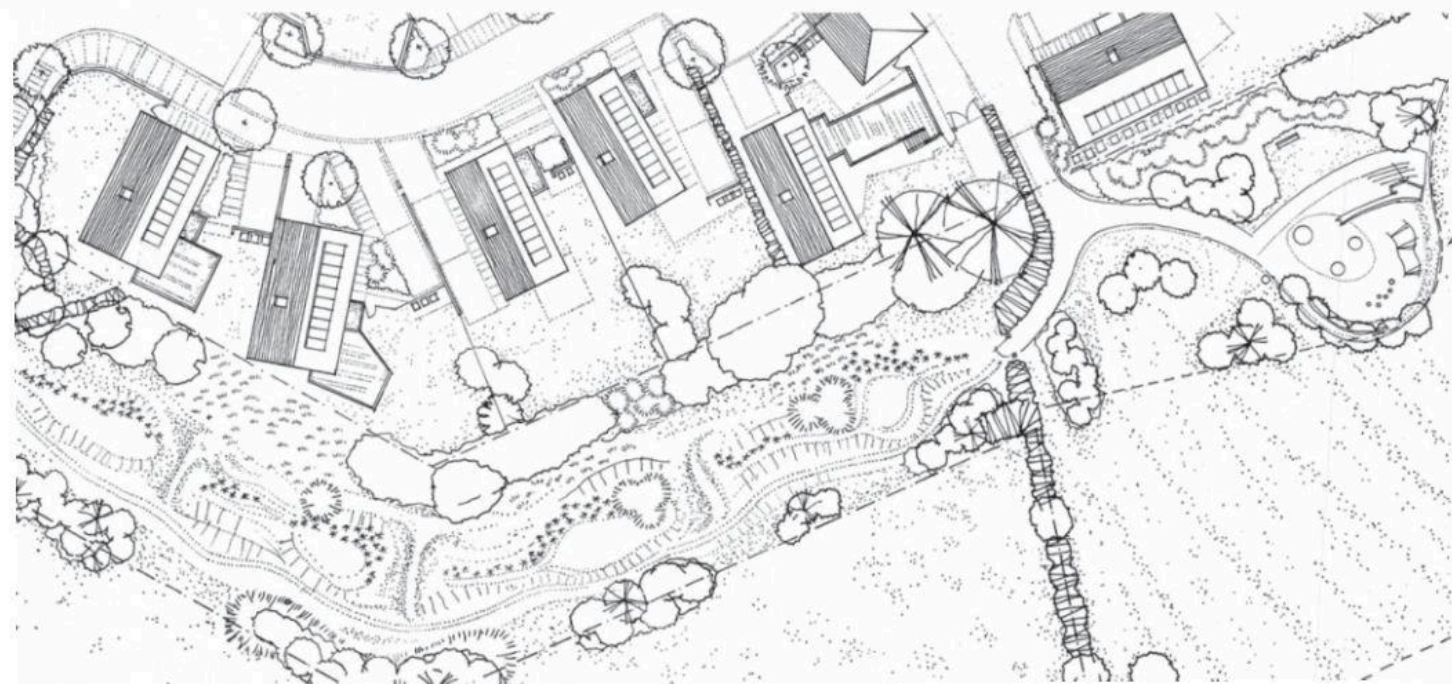
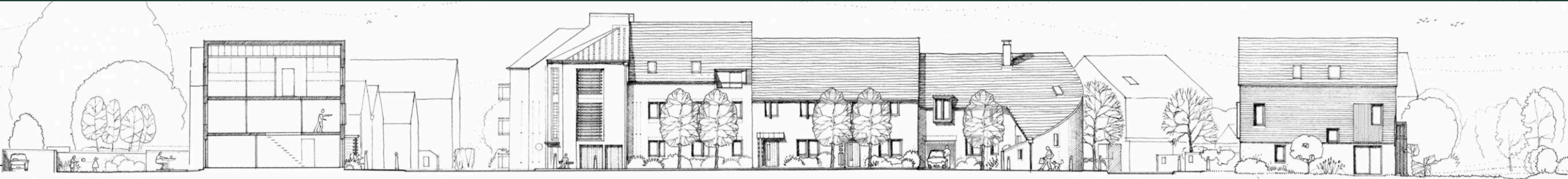
0.2 Miles
to The Chequers



0.8 Miles
to Caddington Village School



4 Miles
to Luton Hoo Hotel & Spa



Planning & Technical

PLANNING: The Property falls within the planning jurisdiction of Central Bedfordshire Council. The statutory Plan covering planning policy and development control for the area is the Central Bedfordshire Local Plan 2015 to 2035. At full council meeting on 22 July 2021, the Central Bedfordshire Local Plan 2015 to 2035 was formally adopted. The Property has the benefit of the following planning permissions:

Reference	Description	Decision
CB/17/06917/OUT	Outline Application. Residential development and associated infrastructure	Granted – 29/05/2020
CB/20/03044/FULL	New farm access to arable field	Granted – 18/09/2020
CB/22/00925/VOC	Variation of condition number 3 of planning permission CB/17/06917/OUT. Removal of condition 3 of planning approval comprising a table of approved plans which are replaced by non material amendments (updated housetypes and minor changes to layout and landscaping) in relation to planning forward a reserved matters application.	Granted – 25/05/23
CB/21/03694/RM	Reserved Matters. Following Outline Application CB/17/06917/OUT for 45 No. dwellings and associated works including access, construction of a new junction from Dunstable Road and provision of new open space with soft landscapes.	Granted – 17/12/24

Accommodation Schedule:

Schedule of accommodation as seen under planning ref: 23/01840/RM. The permission provides for an affordable housing provision of 30 percent (14 dwellings).

Size	No.	% of total
1 Bed	6	13
2 Bed	15	33
3 Bed	19	42
4 Bed	5	11
Total	45	100

Item	Total
Early Years Contribution	£32,646.87
Primary School Contribution	£120,436.06
Secondary School Contribution	£700,888.27
Village Hall Contribution	£77,239.80
SAMH Contribution	£31,677.00
SANG Contribution	£80,450.00
Total	£672,337.00

Section 106:

This table lists the Section 106 contributions (excluding indexation) based on the reserved matters planning permission. Parties should calculate their own liability as part of any bid.

Wayleaves, Easements, Covenants and Rights of Way:

The site is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed. There is a public footpath which runs along the north eastern boundary.

Ransom Strip:

The vendors will retain ransom strips along the length of the north east boundary and between the Scout’s land fronting on to Dunstable Road as shown by the yellow lines on the attached plan.

Access:

The proposed access is to be located off the existing Dunstable Road. This offers the proposed development a direct access onto this strategic road connecting to Caddington Village. The location of the access also allows for a direct route for pedestrians to reach Caddington Village centre. The purchaser will also be required to complete the new farm access from Dunstable Road into land parcel 2a in accordance with the planning permissions.

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Important Information

TENURE:

Freehold

VAT:

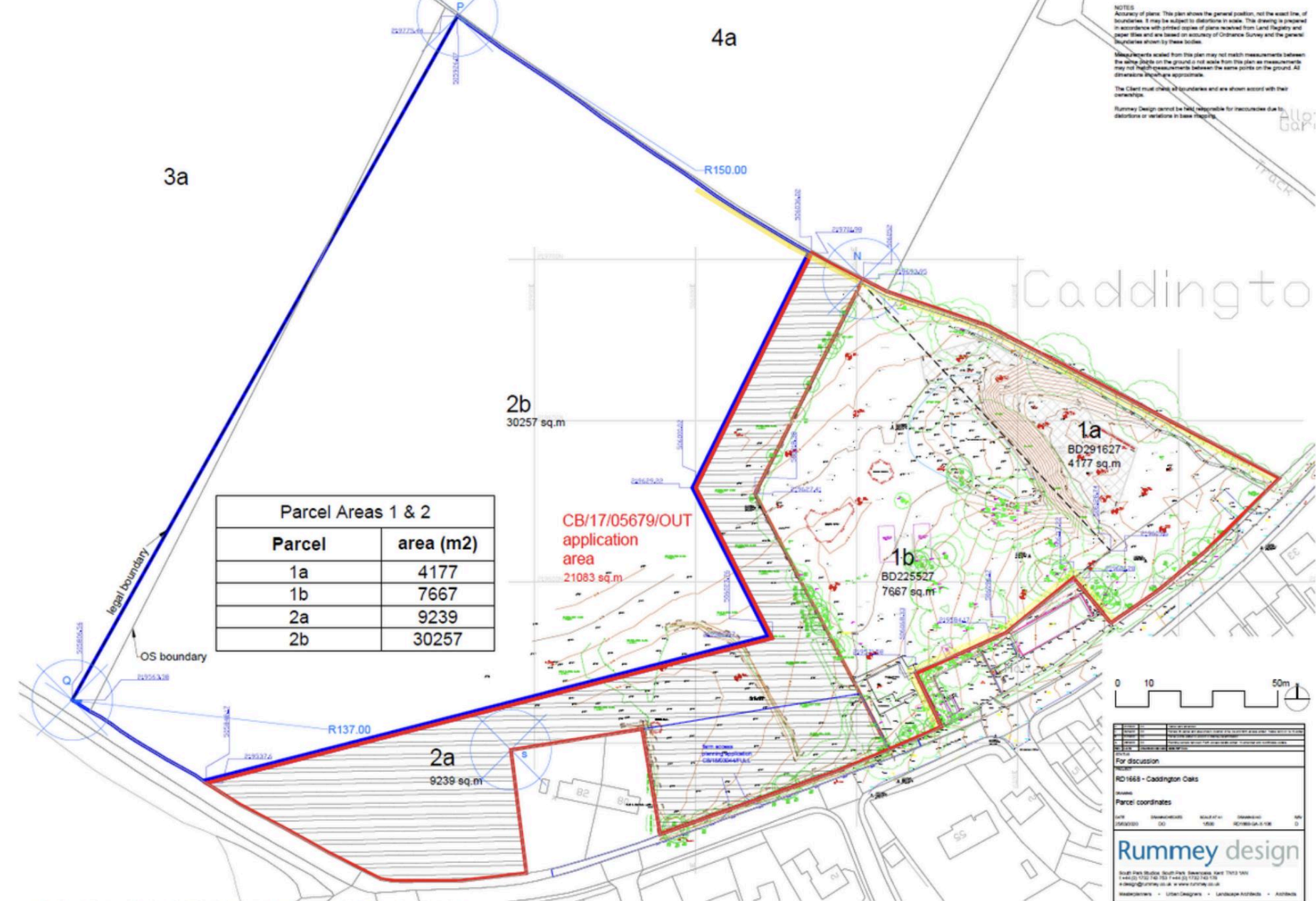
Land owner reserves the right to charge VAT on the sale

PURCHASER NOTICE:


The vendor, in their absolute discretion, does not undertake to accept the highest or any offer received.

VIEWINGS:

To be made strictly by appointment



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Get in touch.

We're looking forward to hearing from you!