

# FREEHOLD DEVELOPMENT LAND FOR SALE

**1.45 acres (0.58 Ha)**

- Full planning granted for residential development of 5 executive detached dwellings
- Excellent low density bespoke development opportunity
- A421 (3.7 miles), A509 (4.4 miles), M1 J13 (4.2 miles)
- Milton Keynes (7.9 miles); Bedford (11.5 miles); Woburn Sands (5.2 miles); Luton (19.2 miles); Northampton (21.5 miles)



Residential development site with full  
planning permission for 5 dwellings

**AILWYNS ACRE, CRANFIELD**

# LAND AT AILWYNS ACRE, CRANFIELD

## Location

Cranfield is a large attractive village located to the west of Central Bedfordshire. Cranfield's heritage dates back to the medieval period with the Manor of Cranfield being held by Ramsey Abbey. Cranfield is in a rural location, surrounded by open countryside, ideal for country walks.

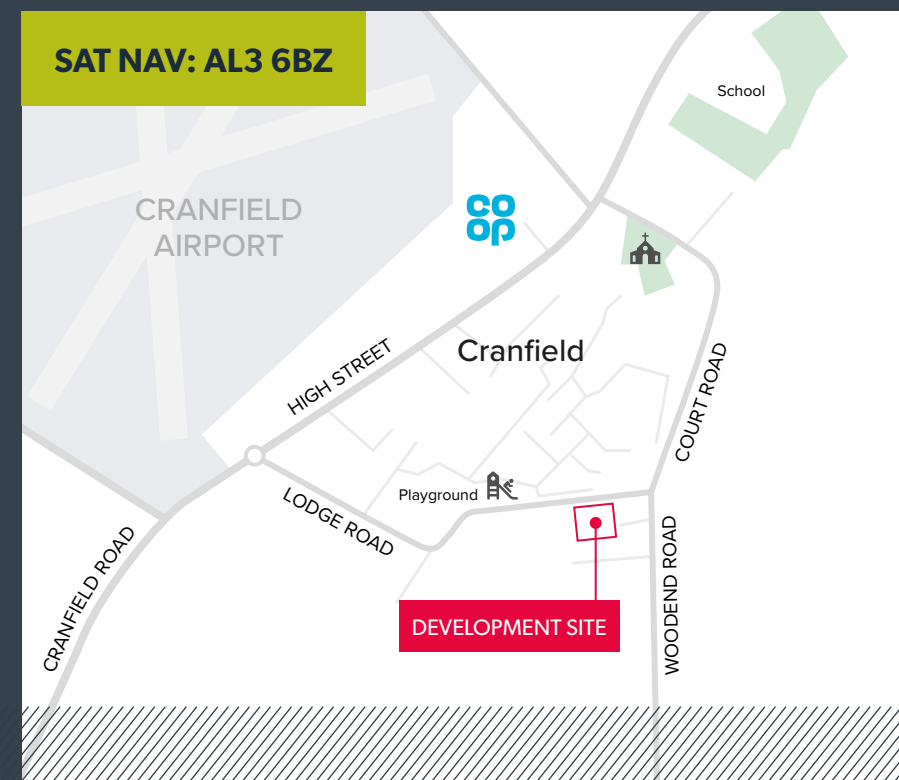
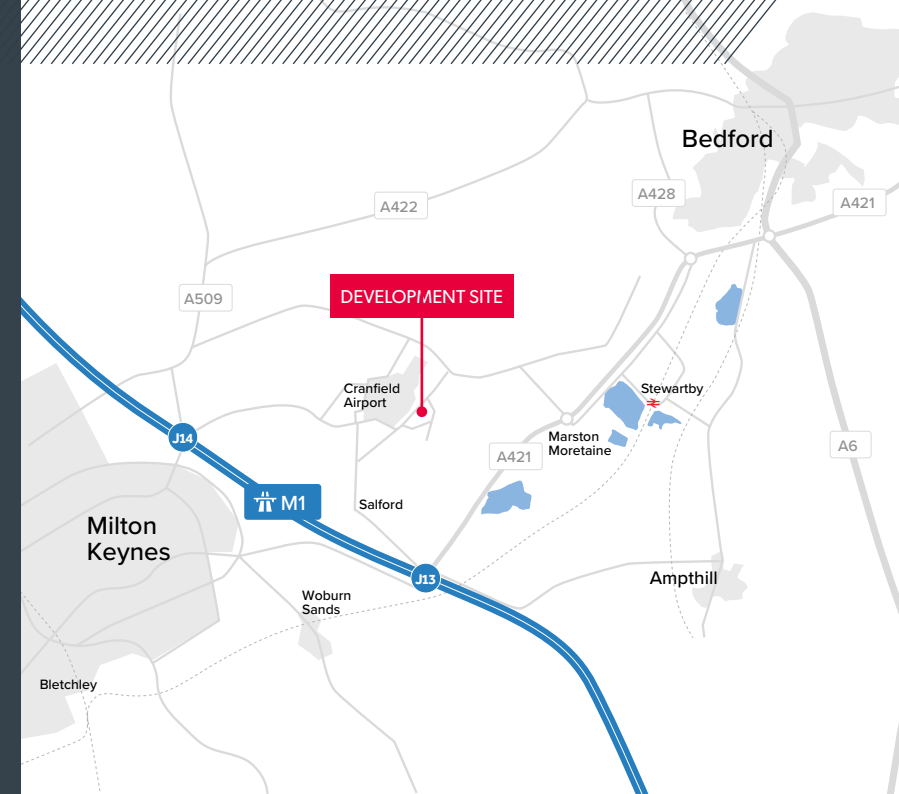
The site is located between Milton Keynes (7.9 miles) and Bedford (13.2 miles) and is in proximity to good infrastructure links, A421 (3.7 miles), A509 (4.4 miles), M1 J13 (4.2 miles) and the M1 J14 (5.7 miles). The M1 provides easy access into Northampton (21.5 miles) and Luton (19.2 miles).

The local train station to Cranfield is Lidlington (5 miles) providing access to Bedford (20 mins) and Bletchley (21 mins) (Marston Vale Line). Mainline trains are available at Milton Keynes (10 miles) (West Coast Main line) with regular trains to Leighton Buzzard in 12 mins, London Euston in 31 mins, London St Pancras in 55 mins, and Birmingham New Street in 54 mins. Cranfield is situated within 16.8 miles of London Luton Airport.

Cranfield is well located for access to the highly regarded Harpur Trust Schools (primary and secondary) in Bedford (22 mins). Additionally, Cranfield has a Primary and Secondary school, both receiving Ofsted ratings of 'Good' and are within walking distance (9 mins). The village is served by a range of amenities including a Co-op, Post office, community centre, takeaway/restaurants, a public house and Cranfield surgery. Woburn Sands (11 mins) and surrounding villages provide a range of independent high-end pubs and restaurants.

The Centre:MK (8.6 miles) and Kingston Centre (5.6 miles) in Milton Keynes offers shopping districts for fashion, restaurants, activities and supermarkets. The Interchange Retail Park (8.6 miles) in Bedford food & drink, health & beauty and homeware stores.

Cranfield is well located for leisure activities with excellent golf courses such as Woburn Golf Club (7.9 miles), Aspley Guise & Woburn Sands (5.8 miles) and Bedfordshire Golf Club (6.6 miles). Cranfield is in proximity to the Millennium Country Park (4.3 miles) and other country parks. Centre Parcs is located in Woburn Forest (7 miles) with a variety of activities available.





# LAND AT AILWYNS ACRE, CRANFIELD

## The Site

The site comprises approximately 1.45 acres (0.58 ha) in total with planning permission for a total of 5 executive dwellings in a private cul-de-sac style development. The exclusive development provides double garages and large garden plots helping marketability.

The site was previously associated with Cranfield Manor as a walled garden and is classified as Grade 3 non-agricultural land. Therefore, the site is considered to be at low risk from contamination.

The development access will be served via Ailwyns Acre. The site is also accessible for viewing via the field gate along Lodge Road.

The site is free from significant topographical constraints but is subject to tree preservation orders and an undesignated heritage asset (historic wall) which will need to be retained.

## Planning

The planning permission can be found under Central Bedfordshire Local Authority under the reference CB/19/04315/FULL. The permission was granted on appeal dated 18th February 2022, for 5 substantial detached dwellings with garages.

The site will be sold subject to an overage reservation for additional dwellings.



## Schedule of Consented Development

Unit Type	Sq ft	Sq m
Plot 1 – 4 bed detached	1,923	179.5
Plot 2 – 4 bed detached	1,750	162.6
Plot 3 – 4 bed detached	1,923	179.5
Plot 4 – 4 bed detached	1,923	179.5
Plot 5 – 4 bed detached	2,352	218.6
<b>Total</b>	<b>9,871</b>	<b>919.7</b>



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## Services

Main services available in the adjacent highways, Lodge Road and Ailwyns Acre.

## Development Marketing and Offers

The site is being offered for sale by Private Treaty – offers are to be unconditional and submitted by the advertised bid deadline.

## Tenure

The freehold interest is being offered for sale with vacant possession on completion. Full title information is available in the information pack.

## Information pack

Please contact Kirkby Diamond for login info to access to the information pack.

## VAT

To be confirmed by the vendor.

## Guide Price

Offers in excess of £1,125,000.

## Viewing

The site can be viewed via the field gate along Lodge Road, alternatively the site can be viewed via Ailwyns Acre. Access on site is by prior appointment with Kirkby Diamond.



For further information contact:



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