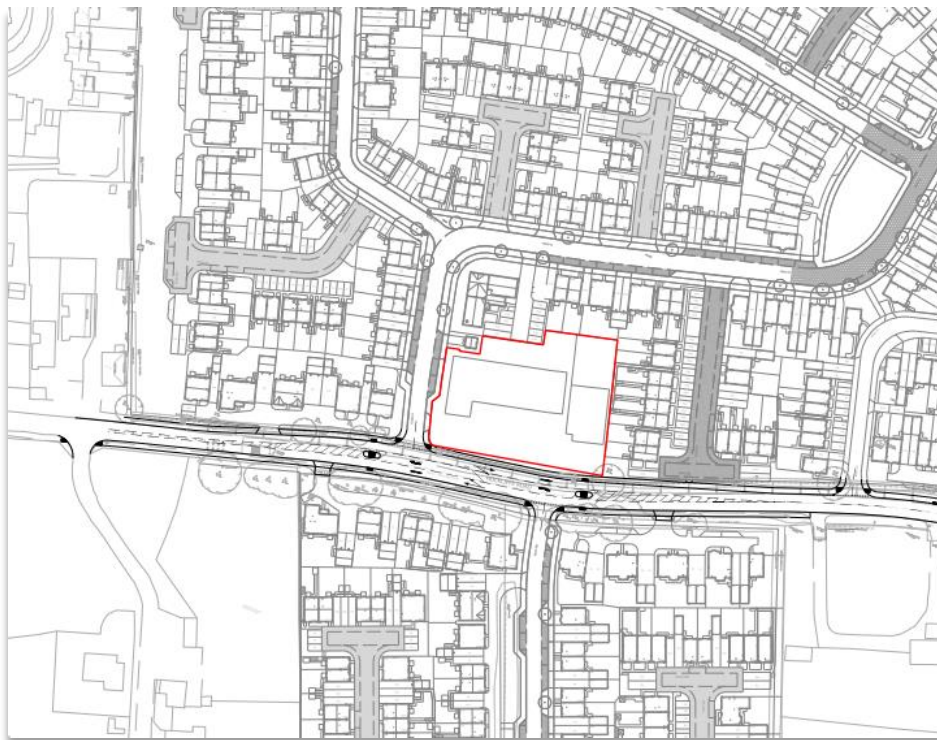


DEVELOPMENT LAND FOR SALE LOCAL CENTRE

Hockliffe Road, Clipstone, Leighton Buzzard



DEVELOPMENT SITE - OUTLINE PLANNING PERMISSION FOR LOCAL CENTRE

0.66 ACRES (0.268 HA)

Key Information

- Local Centre – With Designated Employment Use
- Served by Major New Development - 1,210 dwellings
- Good Road Links – A5 (2.1 miles) and M1 J11a (8.6 miles)
- Leighton Buzzard (1.2 miles); Milton Keynes (13 miles); Houghton Regis (8.2 miles)
- Fully serviced site

Location

The site is located to the north-east of Leighton Buzzard (1.2 miles) town centre offering a wide range of amenities and employment.

The site is well connected to infrastructure including the A5 (2.1 miles) which provides easy access into Milton Keynes (13 miles) and Houghton Regis (8.2 miles). The site is also within a short distance of the M1 J11A (8.6 miles).

Leighton Buzzard train station provides a fast and frequent service to London Euston with journey times from 30 minutes.

Description

The site is allocated for a local centre and forms part of the site known as Clipstone Park. The whole site has outline planning permission as a mixed-use urban extension to Leighton Buzzard.

The outline planning permission which can be found under the reference of CB/11/02827/OUT includes provision of 1,210 dwellings, employment uses, a local centre, a neighbourhood centre, childcare nursery and retail units amongst other uses. There is also provision for a lower school and middle school.

The local centre will be in a high footfall area, being set within an urban extension of residential dwellings.

The employment site known as Apex Park & Ascent Park is located to the very south of the development providing for over 500,000 sq ft of employment space, creating considerable footfall and activity.

Demographic

- The median age range in Leighton Buzzard is 30 – 39 years
- Unemployment rate is lower than the national average
- Leighton Buzzard has an estimated population of 43,203 (2020)
- **0 – 17 years** – 9,792
- **18 – 64 years** – 25,904
- **65+ years** – 7,507

Planning

The mixture of employment uses will be considered for the local centre. Uses must be appropriate to the local setting.

All employment uses considered but must be aesthetically sensitive to the residential setting. The massing of any builds must not exceed 2.5/3 stories in height.



Floor Areas

The site has been scaled off plans, and provides for an area of approximately 0.66 acres.

Services

All mains services available and brought to the boundary of the site.

- Gas 310 KQ available
- Electric 160 KVA available

Proposals

A submission date for proposals will be provided within the email accompanying this brochure.

To remain in keeping with the built environment, offers should be submitted on a two-part basis. Part 1 – as a commercial entity on its own and Part 2 – as a commercial entity with residential/alternative units above.



Viewings

Viewing is strictly by prior appointment with Kirkby Diamond

Questions and Expressions of Interest should be sent to:

Luke Tillison

Luke.tillison@kirkbydiamond.co.uk

01908 558 744

Alex Jenden

Alex.jenden@kirkbydiamond.co.uk

01908 015 624

See plans of the site on next page



- NOTES**
- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.
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SAFETY, HEALTH AND ENVIRONMENTAL

There are no exceptional risks associated with these works. Refer to the designers risk assessment for the full assessment of risks.

KEY

Local Centre - 0.268ha

REV	DESCRIPTION	SD	JGF	29-03-22	
DRN	CHD	DATE			
<input checked="" type="checkbox"/>	PRELIMINARY	<input type="checkbox"/>	INFORMATION	<input type="checkbox"/>	TENDER
<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>	AS BUILT		

SCALE 1:1250 @ A2 DATE MARCH 2022

DRAWN WFN CHK SD

DRAWING NO. 17579-CLIP-C-P3-110 REV A

TITLE
CLIPSTONE PARK
LEIGHTON BUZZARD, BEDFORDSHIRE

DETAILS
LOCAL CENTRE
REDLINE PLAN

 **Woods Hardwick**
Architecture | Engineering | Planning | Surveying

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Bedford MK40 3NH
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ONLINE: mail@woodshardwick.com | woodshardwick.com

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS DRAWING



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<input checked="" type="checkbox"/>	PRELIMINARY	<input type="checkbox"/>	INFORMATION	<input type="checkbox"/>	TENDER
<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>	AS BUILT		
SCALE	1:200 @ A2	DATE	MARCH 2022		
DRAWN	WFN	CHK	SD		
DRAWING NO.	17579-CLIP-C-P3-111	REV	-		
TITLE	CLIPSTONE PARK LEIGHTON BUZZARD, BEDFORDSHIRE				
DETAILS	LOCAL CENTRE INDICATIVE ACCESS LOCATIONS				

Woods Hardwick
 Architecture | Engineering | Planning | Surveying

BEDFORD : HEAD OFFICE
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 Bedford MK40 3NH
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 T: +44 (0) 121 6297784

ONLINE: mail@woodshardwick.com | woodshardwick.com

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Project Description:
Clipstone Park

Client:
BDW & TWSM

- Notes:**
- WAT WAT Services - Water
 - STW STW Services - Storm Water
 - HW HW Services - Hot Water
 - SEW SEW Services - Sewer
 - ELEC ELEC Services - Electric
 - HV HV Services - High Voltage
 - LV LV Services - Low Voltage
 - GS GS Services - Gas
 - BT BT Services - BT
 - FBR FBR Services - Fibre
 - COM COM Services - Communication
 - Trench - Water
 - Trench - Electric
 - Trench - High Voltage
 - Trench - Low Voltage
 - Trench - Gas
 - Trench - BT
 - Trench - Fibre
 - Trench - Streetlight

Disclaimer Notice:
 The surveyed locations of the services are not infallible and trial excavations must be carried out to confirm depths and positions when working in close proximity.
 The responsibility for avoiding damage to assets and utilities on site shall be that of the persons proposing to excavate within the surveyed area, who shall be liable to the asset owner and any third party who may be affected in any way for any loss or damage.
ALWAYS EXERCISE CAUTION WHEN EXCAVATING.

Rev.	Date	Revisions	Chk'd

Status:
As Built

Drawing Title:
Combined Clipstone Surveyed Services

Project Ref: 263
 Scale: 1:250
 Date Drawn: November 2021
 Reviewed By: B.W.
 Original Size: A0

Drawing Number: ECL-263-ASB-065/9
 Rev: -

Continues On ECL-263-ASB-065/10

Continues On ECL-263-ASB-065/11

Continues From ECL-263-ASB-065/7






Continues From ECL-263-ASB-065/9





Project Description:
Clipstone Park Northern Parcel

Client:
Barratt Homes

- Notes:
-  Drainage - Storm Water
 -  Drainage - Storm Water Lateral
 -  Drainage - Gully Run
 -  Drainage - Foul Line
 -  Drainage - Foul Lateral

Drainage As Built Disclaimer:
No attempt has been made to enter any confined spaces on this site. All measured invert levels have been taken without man entry into the chamber. All connections should be checked before the commencement of new works.

Disclaimer Notice:
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The responsibility for avoiding damage to assets and utilities on site shall be that of the persons proposing to excavate within the surveyed area, who shall be liable to the asset owner and any third party who may be affected in any way for any loss or damage.

ALWAYS EXERCISE CAUTION WHEN EXCAVATING.

Rev.	Date	Revisions	Chk'd

Status:
As Built

Drawing Title:
Drainage As Built Survey

Project Ref: 273	Scale: Date Drawn: June 2022	1:200 J.E.
	Drawn By: Reviewed By:	F.G.
	Original Size:	A3

Drawing Number ECL-273-ASB-003	Rev. -
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