

## **FOR SALE FREEHOLD DEVELOPMENT LAND**

Land off Froghall Road, Flitwick



**2.72 ACRES (1.1 HA)**

### **Key Information**

- Outline planning permission for 70 bed care home and 15 retirement bungalows - CB/16/02536/OUT
- Reserved Matters approval for 70 bed care homes and 12 extra care dwellings – CB/20/02179/RM
- Suitable for alternative employment uses (subject to planning)
- Flitwick Town Centre (1 mile); Ampthill (1.5 miles); Bedford (10 miles); Milton Keynes (10 miles)
- M1 J12 (4 miles); M1 J13 (6 miles)
- Offers invited

## Location

Located 1 mile north of Flitwick town centre in Central Bedfordshire. Flitwick is broadly equidistant between Bedford 10 miles (16 km); Milton Keynes 10 miles (16 km) and Luton 10 miles (16 km). Flitwick is 4 miles (6.4 km) from Junction 12 of the M1 motorway and 6 miles (10 km) from the M1 Junction 13.

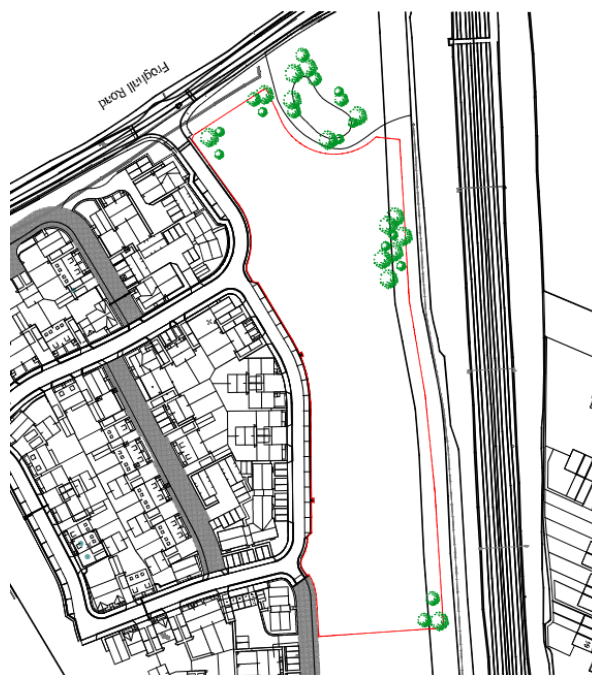
Flitwick is a small bustling town with a population of around 13,500. It is the 5th largest town in Central Bedfordshire by population. Flitwick has seen a large expansion in its population in recent years. There is a Tesco Superstore, a Barclays bank, a Co-op, and many smaller shops and estate agents, mainly clustered around the railway station. There is an open-air market every Friday. There is a Waitrose supermarket in the neighbouring town of Ampthill (1.5 miles). Flitwick Town Council own and operate from The Rufus Centre which is situated adjacent to the site on Steppingley Road.

Flitwick Railway station is on the Midland Main Line and is situated approximately 1 mile from the site. Flitwick station has direct services to Bedford (12 mins), St Albans (28 mins) and London St Pancras (55 mins).

Flitwick offers comprehensive sport and leisure facilities. There is a sports and leisure centre with a 25-metre indoor swimming pool, gym, squash courts and exercise studios within walking distance of the site. The Flitwick & Ampthill Tennis Club is close by (1.1 miles). There are golf courses at Millbrook (3 miles), Woburn (6 miles) and Beadlow (6 miles).

## Description

The site comprises a parcel of bare land bounded to the east by the Midland mainline and to the west by new build residential development. The site is accessed and served by a newly constructed access off Froghall Road and is being offered for sale on a fully serviced basis - access and services supplied to the boundary.



## Planning

Planning permission has been granted (Ref CB/16/02536/OUT) for a 70 bed Care Home (C2) and 15 extra care / retirement bungalows (use class not specified). The planning permission is dated 27<sup>th</sup> June 2017. The site is also permitted for development under planning permission CB13/00728/OUT for up to 4,400 sq m of B1/B2 employment. Copies of the relevant planning permissions can be supplied on request.

### Reserved Matters Applications Approved

- CB/19/01979/RM - granted 7<sup>th</sup> June 2019
- CB/20/02179/RM - granted 10<sup>th</sup> May 2022

Condition 1 of the outline application requires approval of reserved matters within 3 years of the permission and development shall not begin later than 2 years from the final approval of the last reserved matters to be approved.

The reserved matters application made under the ref CB/19/01979/RM sought approval Condition 2 - appearance, landscaping, layout and scale of development which was granted.



The reserved matters application made under the ref CB/20/02179/RM seeking the approval relating to 12 extra care dwellings covering appearance, landscaping, layout and scale.

Other planning uses are invited on a subject to planning basis.

**Access**

The site is to be accessed via Froghall Road and the residential estate road Churchill Drive. The highway is pending adoption with a grant of temporary rights of access over estate roads.



**Viewing**

The site can be viewed from Froghall Road.

**Enquiries and requests for additional information to be sent to:**

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**VAT**

The purchase price will be subject to VAT.

**Marketing & Offers**

Private Treaty – offers invited and whilst the vendors preference would be to agree an unconditional sale they will consider offers for alternative uses, on a conditional, subject to planning basis.



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