



61 Bedford Road, Willington, Bedford, MK44 3PP



61 Bedford Road
Willington
Bedford
MK44 3PP

Guide £650,000

1930s house and large barn,
with consent to create two
large family homes...

Redevelopment opportunity

Existing three bedroomed home

Barn to demolish and develop

Approx plot of 0.51 acres

Consent to create 2 x circa 2900 square
feet homes

Rural location

Freehold



- Council Tax Band E
- Energy Efficiency Rating D

An excellent opportunity to acquire a redevelopment site in a sought-after village...



The property currently comprises a 1930s detached house, with a substantial brick barn positioned to the rear. Planning permission was granted in September 2025 (reference 23/02416/FUL) for the demolition of the existing house and buildings on site and the construction of a new detached "farmhouse"-style dwelling and a new barn style unit to the rear.

The proposed new-build home (Plot 1) will extend to approximately 2,872 sq ft, while the new barn style property (Plot 2) will offer around 2,926 sq ft of accommodation.

The overall plot measures approximately 0.51 acres (subject to survey) and benefits from a right of way via a driveway to the side. A steel-framed large greenhouse is currently on site and can be removed prior to completion if required.

The boundaries of the land are illustrated on the shaded photography.

The existing three-bedroom house is in good, serviceable condition and could be comfortably occupied. There may be potential, subject to obtaining revised planning consent, to extend and enhance the current dwelling rather than demolish it, alongside undertaking the new barn style dwelling. Interested parties are advised to make their own enquiries with the local planning authority.

Unconditional offers are invited and further details of the approved plans are available upon request.

All mains services, including gas, water, and drainage, are connected. A Community Infrastructure Levy (CIL) notice issued by Bedford Borough Council indicates a charge of £29,521.32, payable upon commencement of development. Self-builders may be eligible for an exemption.

This is a superb opportunity suitable for developers, owner-occupiers, or those seeking a multi-generational living arrangement.





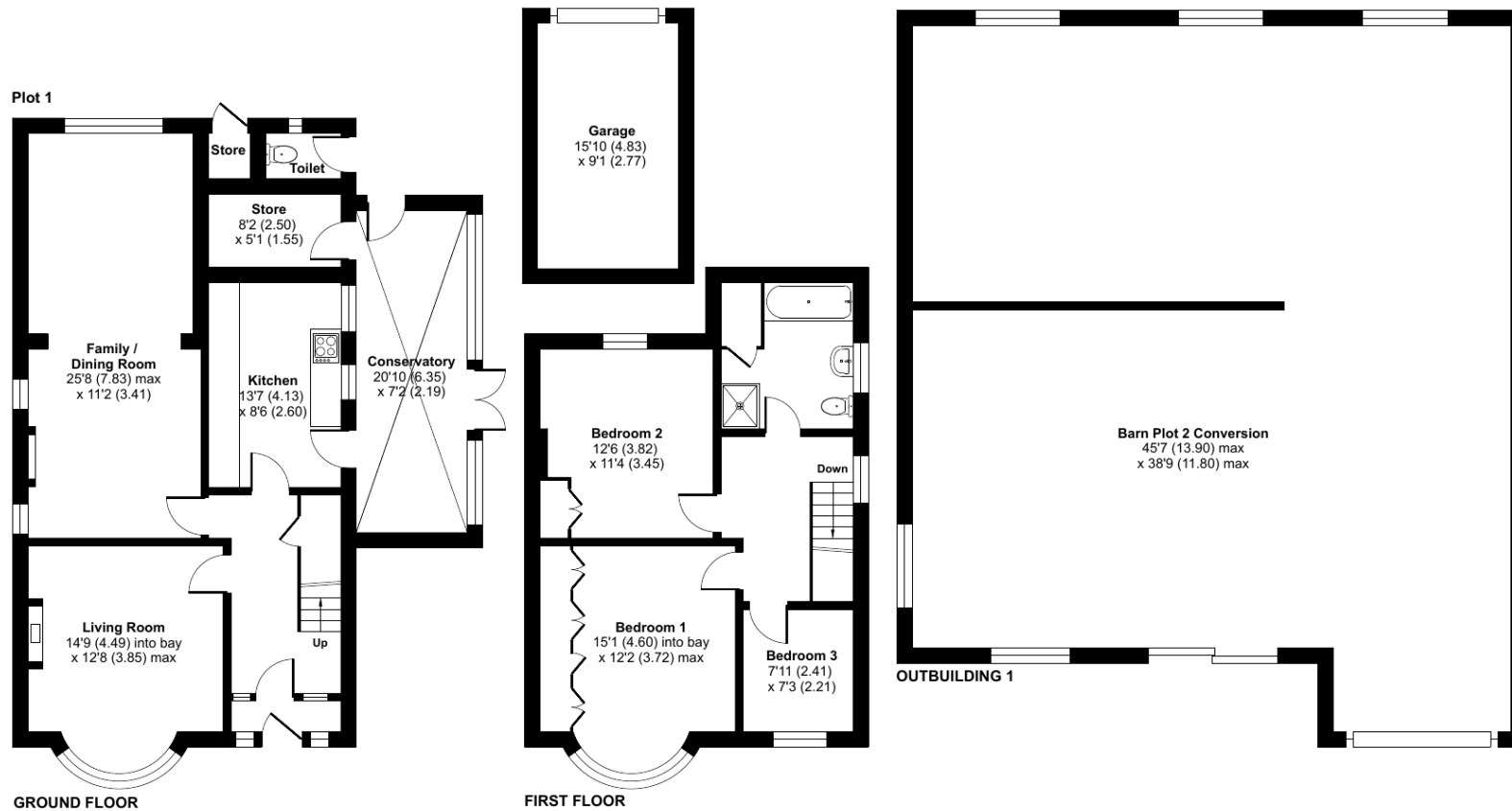
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Approximate Area = 1482 sq ft / 137.6 sq m (excludes garage)

Barn = 1640 sq ft / 152.3 sq m

Total = 3122 sq ft / 290 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checom 2026. Produced for Lane & Holmes. REF: 1449022



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