



LAND AT BEAUMONT HOUSE, HIGH STREET

Little Staughton, Bedfordshire

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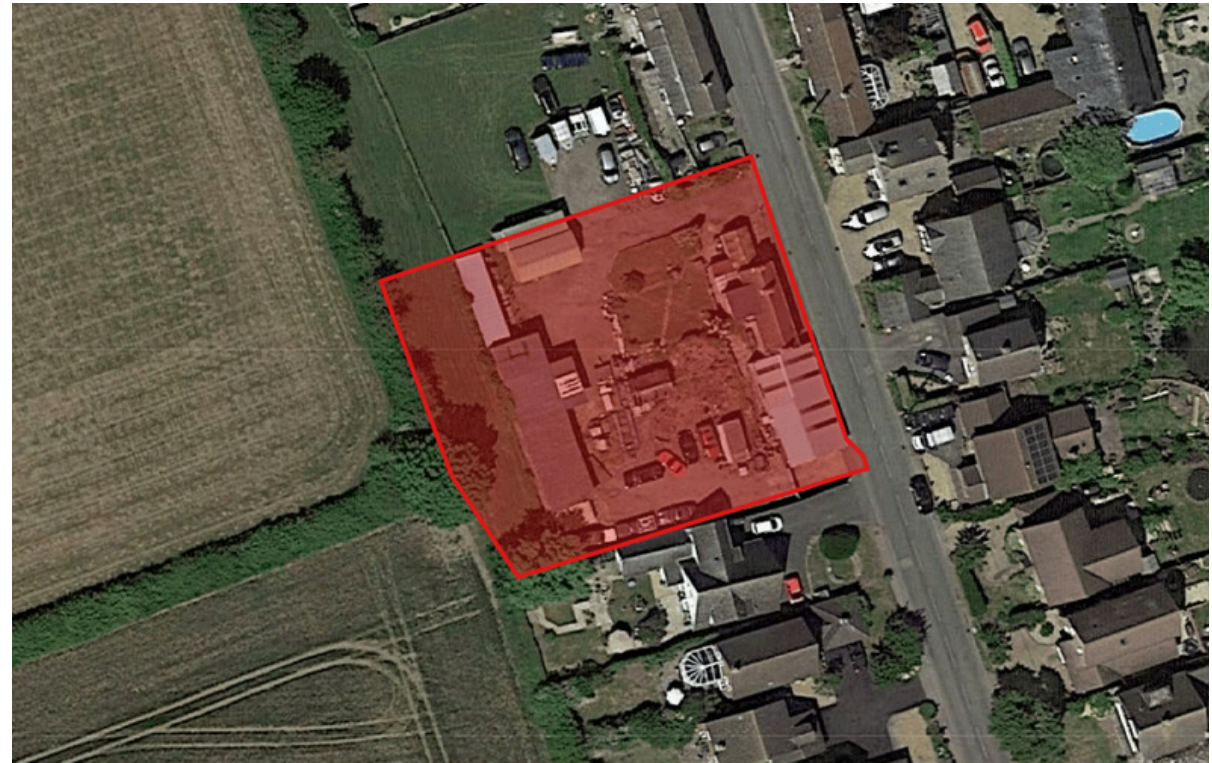
- **Guide Price: £525,000**
- **Postcode: MK44 2BH**
- **Site Extends to approx. 0.45 acres (sts)**
- **Offers Sought on an Unconditional basis**
- **Within the Village Settlement Area**

DESCRIPTION

This prime parcel of land extends to approximately 0.45 acres (sts) and is located within the Settlement Boundary of Little Staughton village.

This exemplary site is located in a highly sought after village location and currently comprises a residential dwelling to the front and a working garage to the rear. It is assumed that any future planning application will involve the demolition of Beaumont House.

The vendor is seeking offers on an unconditional basis. All bids are to be submitted to Taylor Land Limited. Preference will be given to parties that demonstrate they have undertaken full analysis of the site.



Extent of Site

LOCATION & CONNECTIONS

Little Staughton is an ancient village and civil parish in north Bedfordshire, located approx. 6 miles west of St Neots and 50 miles north of London.

With a long and vibrant history, Little Staughton played a crucial part in WW1 & 2. The airfield, which was built during WW1, is still used today by private aircraft.

Charmingly rural, the village benefits from a parish church, Baptist chapel, Public House and Farm shop. Further amenities including shops, restaurants, pubs and a train station can be found in the nearby market town of St Neots.



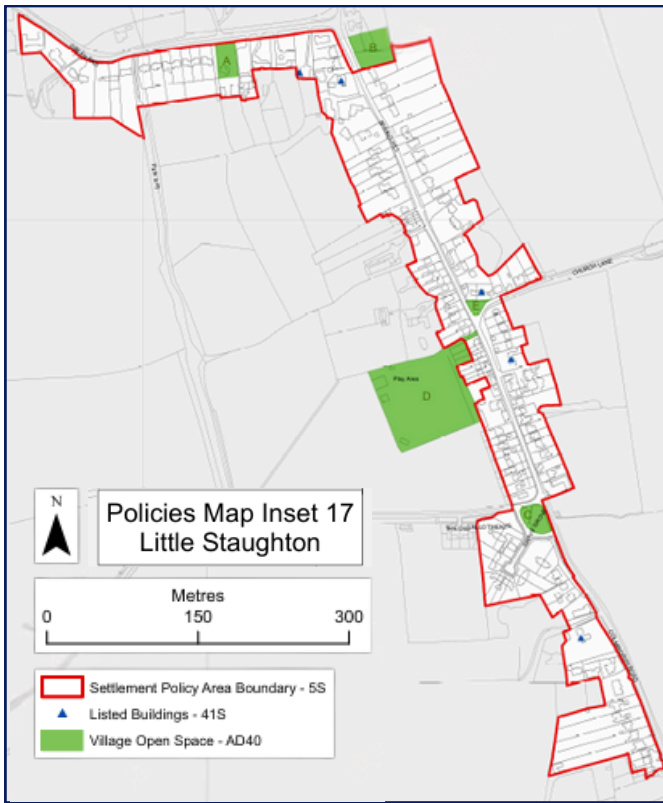
PLANNING SYNOPSIS

The site is situated within the settlement boundary of Little Staughton, with the exception of a sliver of land towards the rear. There is no planning history but it is our belief that a sympathetic, small scale development will be acceptable.

Furthermore, the new labour government have pledged to remove the current red tape surrounding the residential development of brownfield land under their initiative to 'get Britain building.' The site falls into this category, making it ripe for development in the current climate.

In the villages surrounding Little Staughton, we have seen a rise in small, executive style developments being approved on small parcels of infill land. This coupled with the fact that the land at Beaumont House already has a footprint, sets a good precedent for the site achieving planning.

There is also the argument that an executive housing scheme will enhance the current street scene.



FEASIBILITY STUDY

A Feasibility Study has been produced to show how the site could be brought forward. The drawing includes four indicative barn style properties within a courtyard-style development. Each property would benefit from 2 parking spaces and a generous garden. This study assumes the demolition of Beaumont House, the garage and associated buildings.

<p>PLOT 1 & 2 3/4 Bed/ 6 Person 2 storey detached dwelling approx internal area = 180 sq m</p>	<p>PLOT 3 & 4 3/4 Bed/ 6 Person 2 storey detached dwelling approx internal area = 150 sq m</p>	<p>PARKING Parking bays min. 2.7m x 5m (2 bays per 3 bed dwelling plus 2 visitor) (3 bays per 4 bed dwelling plus 2 visitor)</p>
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Indicative Drawing

IMPORTANT INFORMATION

TENURE: Freehold

PRICE: £525,000

PURCHASER NOTICE: The vendor, in their absolute discretion, does not undertake to accept the highest or indeed any offer received

FEES: Taylor Land's introductory fee is levied at 1% of the purchase price + VAT, payable by the purchaser on completion

SUPPORTING INFORMATION: Proposals should include a supporting sketch layout and planning strategy with any offer made

NEW HOMES: Taylor Made New Homes are to be retained for the sale of the new units. For advice on resales please contact the New Homes team on **01234 302043**

VIEWINGS: To be made by appointment only via sole selling agents Taylor Land Limited



Eastern Boundary

Misrepresentation Act / Misdescription Act: Taylor Land Limited for themselves and the vendors of the site whose Agents they are give notice that: These particulars of sale are a general outline only for guidance of intending purchasers and do not constitute part of any offer or contract. All descriptions, dimensions and references to site condition and any other details given without responsibility falling upon the vendors of their Agents, intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by way of inspection. No person in the employment of Taylor Land Limited has any authority to make or give any representation or warranty whatsoever in relation to this site. This site is offered for sale on a Subject to Planning and Contract and Without Prejudice basis 2023

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