



Land to the rear of 47 &
49 Park Road,
Westoning, Bedfordshire
MK45 5LA

Offers invited unconditionally.



Key Highlights

- c.0.67 acres of land for development
- Full planning permission with access granted for 5 family homes. Ref: CB/26/00422/FULL [Click Here](#)
- Current use class: C3 Dwellinghouses
- Convenient Location for travel

Site Overview

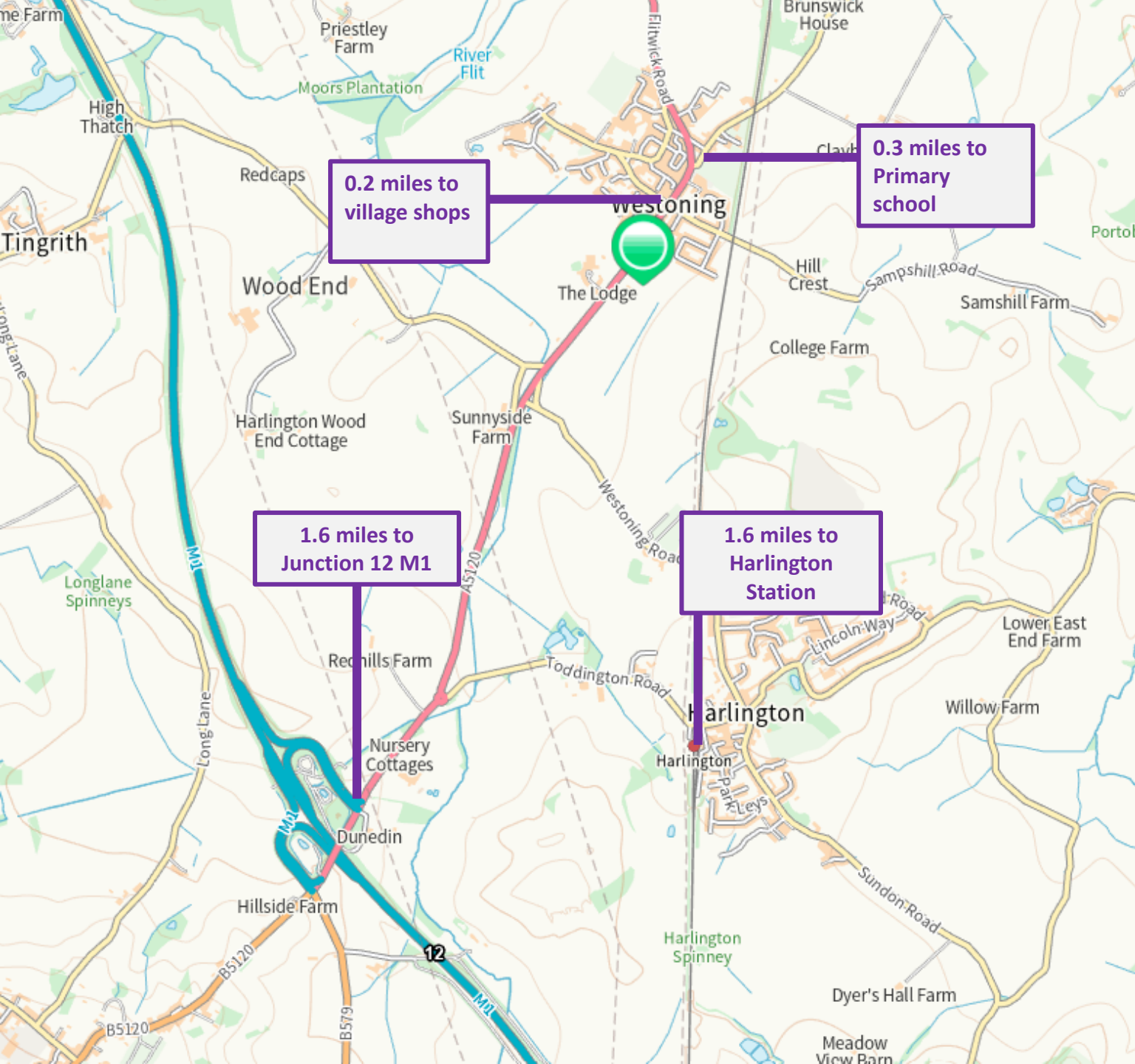
The site is situated on the edge of Westoning Village, with land to the south recently securing planning permission and now under development by Bloor Homes.

The site comprises residential garden land formed of two existing garden plots. Access is proposed via a new road to be constructed between 47 and 49 Park Road. The land is predominantly level, with a gradual fall towards the road frontage.



Details

- Full planning permission granted.
- 5 x 4 bed detached houses within a private development.
- Net saleable area approx. 10,071 sq.ft
- Biodiversity Net Gain allowance circa £100,000.
- No S.106 or CIL financial contributions
- Offers are to be submitted by **5:00pm on Friday, 24th July 2026.**
- Please include the completed bid form, available in the data room.



Location

- The site is in the Bedfordshire village of Westoning, which is located on the southern boundary of Flitwick
- The village offers a charming mix of amenities, including a pub, a local store, and a delightful garden center.
- Westoning attracts buyers primarily through its combination of a peaceful, charming village atmosphere and excellent connectivity, making it ideal for commuters seeking a semi-rural lifestyle. The Bedfordshire village offers a strong community feel, scenic surroundings, and convenient access to nearby towns and transport links.

What3words location:

[///cave.shunning.reviewed](https://www.what3words.com/cave.shunning.reviewed)

METHOD OF SALE

The freehold property is for sale by way of informal tender (unless sold prior) The guide price for the property is £1.35M

VAT

The property is not elected for VAT.

VIEWING ARRANGEMENTS

Viewings are strictly by appointment only.

RIGHTS OF WAY

The vendors require rights of way to be given for access to 47 & 49 Park Road over the front of the access road.

TECHNICAL INFORMATION

Further information can be found in the data room which can be accessed by [clicking here.](#)

CONTACT



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