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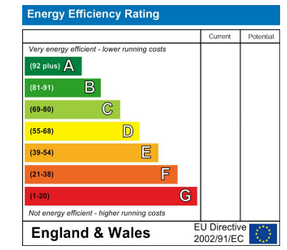

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

Land at, The Rye, Eaton Bray, Dunstable, Central Bedfordshire, LU6 2BQ

For Auction, Guide Price £290,000 to £320,000

** FOR SALE BY LIVESTREAM AUCTION NOVEMBER 12TH AT 11:00 AM ** GUIDE PRICE: £290,000 TO £320,000 ** OPEN VIEWINGS **

Eaton Bray. A rare opportunity to acquire approximately 0.99 acres of land in an attractive village setting in the heart of Eaton Bray. Comprising three adjoining plots with gated access and frontage to The Rye, the site is surrounded by established residential properties, offering an appealing setting for potential future development. A previous planning application was refused; however, there may be potential for a revised or alternative scheme, subject to planning permission and the relevant requirements being met. An interesting proposition for developers, investors or land buyers seeking a substantial site with future potential.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.northantsbedsandbucks

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Land at, The Rye, Eaton Bray, Dunstable, Central Bedfordshire, LU6 2BQ

THE LAND
An exciting opportunity to acquire a substantial parcel of land occupying a highly desirable and established position in the heart of Eaton Bray, a charming Bedfordshire village.

The land comprises three adjoining plots, extending to approximately 0.99 acres in total, with each plot benefiting from direct frontage onto The Rye. The individual plots measure approximately 0.41 acres, 0.35 acres and 0.23 acres respectively.

The site enjoys an attractive village setting, nestled between existing detached residential properties at Nos. 7 and 15 The Rye, with further residential dwellings situated opposite. Its established residential surroundings, prominent position and substantial overall size make this an intriguing proposition for purchasers seeking land with potential.

There may be scope for residential or alternative commercial development, subject to the necessary planning consents. A previous planning application for the site was refused; however, the opportunity remains to explore a revised proposal or alternative scheme which addresses the reasons for refusal and satisfies the relevant planning requirements.

The combination of its size, location, frontage, accessibility and surrounding residential development makes this a particularly interesting opportunity for developers, investors and land buyers looking to acquire a substantial parcel with potential for future enhancement, subject entirely to planning.

Prospective purchasers are strongly advised to make their own enquiries with the Local Planning Authority and satisfy themselves regarding any future development potential before bidding.

LOCATION
The Location

The Rye enjoys an attractive position in the sought-after Bedfordshire village of Eaton Bray, surrounded by picturesque countryside and offering a wonderful balance of rural tranquillity and everyday convenience.

Eaton Bray is a charming village with a strong community atmosphere, characterised by attractive period properties, village greens and open countryside. The surrounding area provides an abundance of opportunities for walking, cycling and enjoying the outdoors, with the nearby Dunstable Downs and Chiltern Hills offering some particularly beautiful landscapes and countryside pursuits.

Despite its peaceful village setting, The Rye is conveniently positioned for access to a number of larger towns and transport links. Leighton Buzzard, Dunstable and Luton are all within easy reach, providing an excellent range of shopping, leisure and recreational facilities. For commuters, there are rail services from Leighton Buzzard and Luton, offering connections towards London and other major destinations, while the M1 motorway provides convenient access to the wider motorway network.

The area is also well served by a selection of highly regarded schools, making Eaton Bray an appealing choice for families. Local village amenities, countryside surroundings and excellent connectivity combine to create a particularly desirable setting.

With its peaceful rural character, attractive village environment and convenient access to both local amenities and major transport links, The Rye offers the best of village living without sacrificing connectivity.

PREVIOUS PLANNING APPLICATION
Details can be viewed on the Central Bedfordshire Planning Portal under the following reference: - CB/24/03529

SERVICES
No services are connected to the land

HOW TO GET THERE
The closest M1 junction to The Rye, Eaton Bray is Junction 11a. From M1 Junction 11a, take the A5 north-west towards Dunstable, then take the A505 towards Leighton Buzzard; at the roundabout take the A4146 towards Dunstable/Leighton Buzzard, then turn onto Eaton Bray Road, continue into Eaton Bray and follow High Street, then turn onto Totternhoe Road and continue to the junction with The Rye; turn onto The Rye and continue to number 15 and the site will be found between no 15 & no 7 The Rye.

COUNCIL TAX
N/A

EPC
N/A

PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE
- The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE
- The purchaser will be required to pay a buyers premium charge of £2400 (£2000 plus vat)

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