

Two building plots at Wood Lane, Willington Bedford MK44 3QT



Available as a pair for £750,000 or individually at £390,000.
Freehold.

The Offer

This is a wonderful opportunity to acquire just one, or both, individual building plots sitting on a combined plot of 0.19 hectares/0.47 acres, subject to survey, in this excellent location in the popular village of Willington.

The Location

Situated just moments from Bedford's southern bypass (A421) that links the A1 at the Black Cat roundabout with the M1 at Junction 13. Nearby Sandy also sits on the A1.

Both Bedford (six miles) and Sandy (four miles) offer extensive education, retail, recreational and hospitality opportunities as well as fast and frequent services to London and beyond from their respective stations.

The site of the new Universal Destinations & Experiences theme park is located just eight miles to the west of the site with the area set to benefit from massive investment in the coming years.

The Village

Willington is a riverside village with a vibrant community. It is home to the Danish Camp restaurant by the River Great Ouse, Frosts' Garden Centre, Sheerhatch Primary School and Bedford Disabled Horse-Riding Association. There are also a Public House and a village shop.

The Detail

An outline planning application has been made under application reference number 26/00701/OUT for the erection of up to two dwellings with all matters reserved except for access.

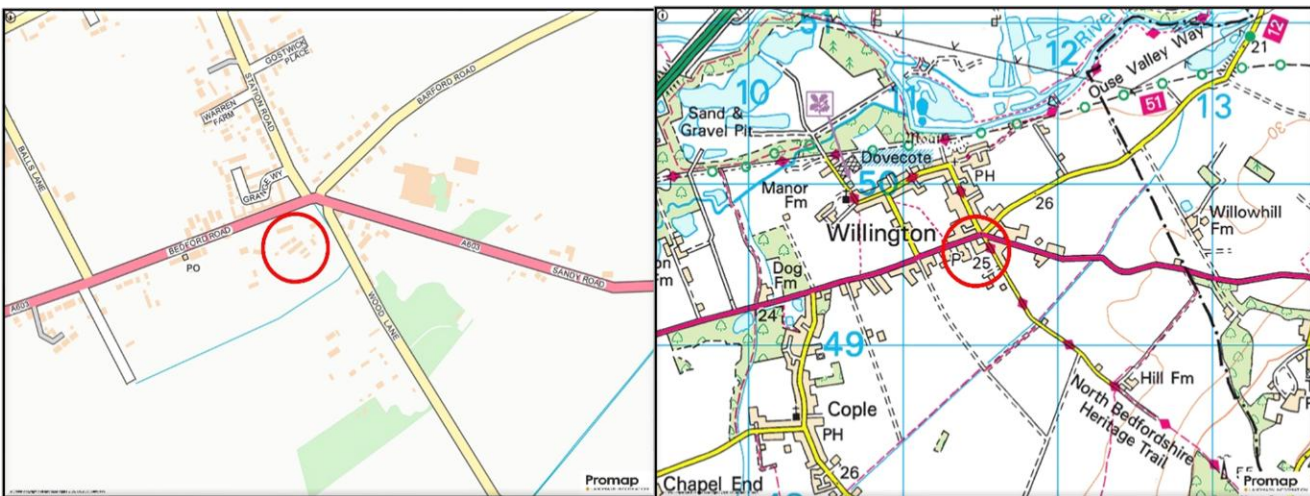
Each plot will offer the opportunity to construct a large dwelling of no less than 250 square metres/2,690 square feet together with a garage with potential for further accommodation over that.

Previously, Permission in Principle for two self-build plots was approved on April 4th 2025 under application reference number 25/00247/PIP.

Offers are invited for the freehold/s subject to the successful grant of the latest outline planning application expected by the end of June 2026.

A copy of the Permission in Principle and a link to the current Outline application are available upon request.

For additional information please call our office and ask to speak to Nick Kier or Ross Dougall, telephone 01234 327744 or email sales@laneandholmes.co.uk.



These particulars are given on the express understanding that all negotiations for the purchase, tenancy or otherwise are made through Lane and Holmes and although every possible care is taken to ensure of the accuracy given, Lane and Holmes will not be responsible for any expense or loss of time caused by reason of mis-statement or withdrawal of properties. Plan is for representational purposes only and is not to scale.