



Land off School Lane, Roxton, Bedfordshire, MK44 3DR

Outline Planning Permission for up to 50 Residential Dwellings

In all about **7.88 ACRES (3.19 HECTARES)** FOR SALE AS A WHOLE- SUBJECT TO CONTRACT



Bletsoes

EST. 1881

Land off School Lane, Roxton, Bedfordshire MK44 3DR

Site Area 7.88 ACRES (3.19 hectares) FOR SALE AS A WHOLE

- Outline Planning Permission (subject to completion of S106 agreement) for up to 50 Residential Dwellings.
- Well located site on the edge of a conservation area in an attractive Bedfordshire village.

LOCATION

The site is located to the edge of Roxton which is a desirable village close to Bedfordshire/ Cambridgeshire borders. Roxton benefits from several services including public house, places of worship, primary school, a village hall and a nearby garden centre and farm shop.

Roxton is well located with excellent access to major transport links nearby. The A1, A428 and A421 are all close by with easy access to Sandy (5.5 miles), Bedford (10 miles) and St Neots (6 miles) all of which benefit from main line train services to London with journey times of less than an hour for Bedford and Sandy and just over an hour for St Neots. Roxton will also lie close to the proposed new East West Rail line which will connect Oxford and Cambridge. The proposals include a new station between Sandy and St Neots on a connection point with the East Coast Main Line.

DESCRIPTION

The site extends to approximately 7.88 acres (3.19 hectares) and has access to School Lane across an existing access road (subject to third party rights of way) which will need widening and upgrading as required by the Planning Permission.

PLANNING

The Outline Planning Application was reported to planning committee on the 27th April 2021 where the committee resolved to approve the application subject to completion of a Section 106 agreement. This permission was for the erection of up to 50 dwellings, with associated landscaping, open space, vehicular access and parking provision. Save for access, all matters are reserved for subsequent approval.

The Local Authority Application Reference is 21/00014/MAO.

Manor Oak have produced a Proving Layout Plan of the site to accompany the planning application showing an indicative layout of 50 residential units of which 15 are affordable housing dwellings (30%).

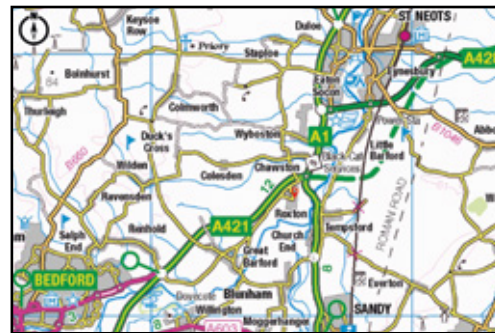
The Master Plan also allows for areas of public open space and appropriate landscaping. The Master Plan achieves a net residential development area of 4.20 acres (1.70 hectares) with an approximate gross density across the whole site of 15.67 dwellings per hectare.

SECTION 106 AGREEMENT

A Section 106 Agreement is currently being agreed between the parties and a copy of the Draft Section 106 Agreement is contained in the Information Pack. Community Infrastructure Levy applies to all new residential development in Bedford Borough Council.



Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ



GENERAL INFORMATION

Overage

The purchaser of the property will be expected to enter into appropriate Overage documentation to secure payment of further consideration to the seller.

Information Pack

An Information Pack is available to interested parties and we recommend that all prospective purchasers review the information provided. A password to access the Information Pack is available through the selling agents. The Pack includes:

- a) Draft Outline Planning Permission (Development Management Committee Meeting 27th April 2021).
- b) Draft Section 106 Agreement
- c) Committee Report and Committee Minutes
- d) Topographical Survey (CAD and PDF)
- e) Ground Investigation Report
- f) Planning Application Information and Supporting Statements
- g) Proving Layout Plan
- h) Tender Form
- i) CLIL Summary
- j) Services Report

A separate Legal Pack is available via a data room at the Seller's solicitors (please contact the selling agent for access details). Prospective purchasers are required to read the Legal Pack and submit their offers based on the information provided. The Legal Pack includes:

- a) Heads of Terms for draft Contract
- b) Title Information
- c) Pre-Contract Enquiries
- d) Searches
- e) Contract/Transfer Plan

Tenure and Method of Sale

The freehold interest in the site is being offered for sale by Informal Tender. Bids are required by 12 noon on the 2nd September 2021. All Informal Tenders are to be submitted in a sealed envelope marked "LAND OFF SCHOOL LANE, ROXTON" or by email to peter.moore@bletsoes.co.uk. Copies of the Informal Tender Form are available upon application to the selling agents.

Manor Oak Homes Ltd are acting as Promoter for the seller. Prospective purchasers are advised that neither the seller, their agents, Manor Oak Homes, nor solicitors bind themselves to accept the highest of any tender submitted.

Services

Further information on services is contained within the Information Pack. We recommend that prospective purchasers also make their own enquiries to service providers.

Viewing

For further information or to arrange a walkover inspection of the site, please contact the Agent.

Contacts

Agent: Bletsoes – 01832 732241
Email: peter.moore@bletsoes.co.uk

Promoter: Manor Oak Homes Ltd – 01604 781457
Email: William.main@manoroakhomes.co.uk

Solicitor: Roythornes – 01775 842500
Email: alexarmstrong@roythornes.co.uk

Local Authority: Bedford Borough Council (Planning Officer – Rachel Duncan – 01234 228129)

Highway Authority: Bedfordshire County Council

Service Providers

Water Supplies: Anglian Water
Foul Drainage: Anglian Water
Electricity: UK Power Networks

Tenure and Possession

The property is subject to an Agricultural Holdings Act tenancy. A deed of surrender has been agreed with the Tenant.

Easements Wayleaves and Rights of Way

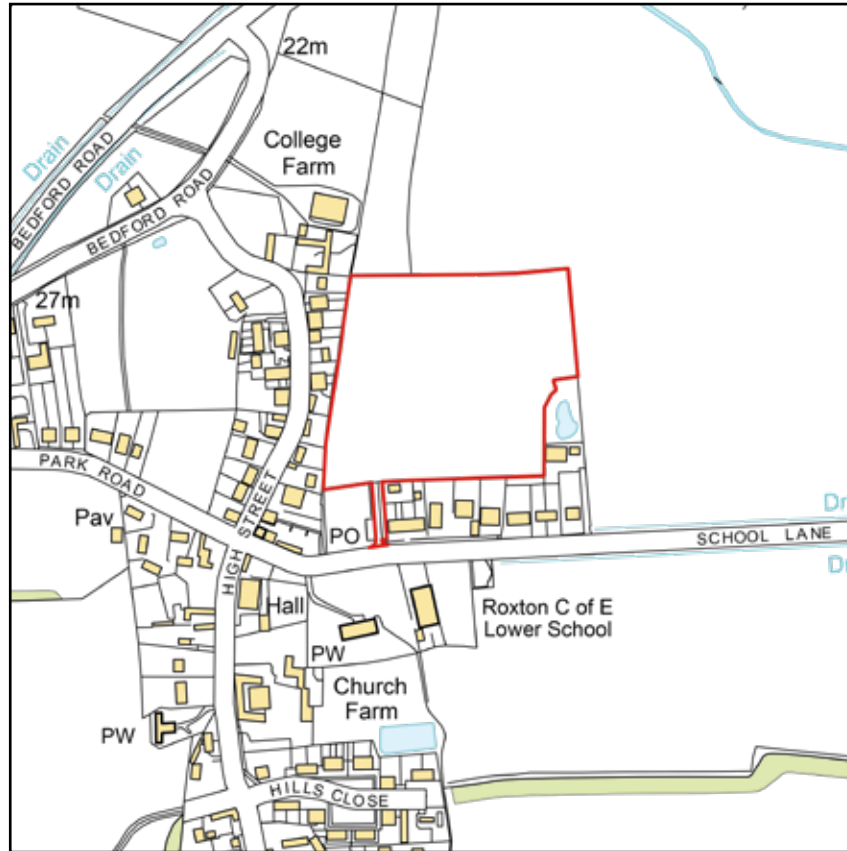
An Anglian Water Foul Water Main crosses the site. The relocation of the Foul Water Main is likely to be required as part of the development of the site. Third parties benefit from a right of access across part of the existing access road from School Lane. There is a public footpath along the western boundary of the site. The property is sold subject to any easements, wayleaves or rights of way across the property whether mentioned in these particulars or not.

Particulars, Areas and Plans

These particulars have been prepared in good faith and are believed to be correct. The plans and areas have been prepared from the Ordnance Survey Map and are similarly believed to be correct. Both are published for identification purposes only and prospective purchasers should satisfy themselves as to their accuracy.

VAT

The seller reserves the right to waive their exemption from charging VAT on the land. It is therefore likely that the purchase price will be subject to VAT. All offers should be submitted exclusive of VAT.



Important Notice

Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: July 2021.



Peter Moore

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