



Land south of Sandy Road
Willington, Bedfordshire

LAND SOUTH OF SANDY ROAD



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A rare opportunity to acquire a greenfield residential development site



Land south of Sandy Road, Willington, Bedfordshire



A rare opportunity to acquire a greenfield residential development site in the attractive village of Willington, Bedfordshire.

- Freehold sale.
- 7.16 acres (2.90 hectares) or thereabouts.
- Outline planning permission for up to 50 dwellings.
- Village setting close to Bedford.
- Attractive rural settlement with excellent connections to Bedford, Sandy, Biggleswade, Milton Keynes, Cambridge, and London.
- Located in the catchment of Ofsted rated 'Good' schools.
- Stunning countryside on the doorstep.



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www.sandyroad-willington.co.uk



Total Site Area: Approx. 7.16 acres
(2.90 hectares)

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50 m
Scale 1:2500 (at A4)



LAND SOUTH OF SANDY ROAD



The site extends to approximately 7.16 acres

Location

The Site is located to the southeast of Willington, Bedfordshire. To the north lies Sandy Road with Frost Garden Centre beyond. The west and east of the Site is bounded by existing residential dwellings with Wood Lane located adjacent to the southern boundary.

The Site is situated within walking distance of the village centre with excellent road frontage along an important A-road connecting Bedford to the A1. There are community assets and facilities that the Parish offers including a village shop/post office, the churches, village hall, playing field, and the village pub. The Danish Camp restaurant is a local favourite for food and drink. Further amenities such as Tesco Superstore, restaurants, cafes, and bars can be found in Sandy with further extensive amenities and services located in Bedford. The National Trust attraction, the 16th-century Willington Dovecote, is also located within the village.

There are multiple bus services and road links connecting the Site to various healthcare facilities in the surrounding context. Queens Park Surgery, Bedford and London Road Surgery, in addition to Bedford Hospital, can be accessed within 20 minutes via public transport. There are over 12 GP practices in Bedford and 5 GP practices in Sandy.

Bedford, Sandy and Biggleswade can all be accessed within a 15-minute car or bus journey where extensive amenities and services can be found.

The Site is accessed from A603 (Sandy Road) to the north, which connects to the A421 to the west and the A1 to the east. The close proximity to the wider road infrastructure allows for strategic connections to the cities of Cambridge (45 minutes), London (90 minutes), and Birmingham (100 minutes).

Access to the strategic public transport network is available on Sandy Road. Buses from Sandy Road connect to Sandy, Biggleswade and Bedford once every hour in under 20 minutes on the 73 service. Bedford train station is located within 5 miles of the Site and is accessible in 20 minutes from Sandy Road. Onward rail access to St Pancras is reached within 45 minutes. Sandy rail station can be reached within a similar time and provides a similar journey time to London.

Cycle paths and PROW concentrate to the north of the site, around the River Great Ouse and the woodlands.

Description

The site extends to 7.16 acres (2.90 hectares) and consists of a grass paddock and mature woodland. The field boundaries to the north are established by Sandy Road with Frost's Garden Centre located beyond. To the east of the site is residential property with mature hedgerows. To the south mature woodland with Wood Lane beyond and to the west is existing residential properties.

The Site lies within the jurisdiction of Bedford Borough Council and benefits from outline planning permission for up to 50 dwellings.

The Site is generally flat and located within Flood Zone 1. Furthermore, there are limited ecological, landscape, and historical constraints. No footpaths or PROW intersect the site.

Local Amenities

Local amenities and services can be found within Willington village which include Sheerhatch Primary School (Ofsted rated "Good"), pubs, cafes, community centre, churches, post office, and a garden centre. Other amenities and services can be found within 5 miles such as Queens Park Surgery, Bedford Hospital, Sandy Secondary School (Ofsted rated "Good"), Sandy Library, Sandy Tesco Superstore with a vast array of employment, leisure and retail amenities situated in Bedford.

Planning

Outline planning permission with all matters reserved except access, for up to 50 dwellings, open space and vehicular access off Sandy Road was granted by Bedford Borough Council on 12th July 2022 (reference: 20/02151/MAO). The Decision Notice is available in the Sale Pack. The site is an allocation in the Willington Neighbourhood Plan for 50 dwellings which was adopted on 2nd March 2022.

The Section 106 Agreement is available in the Sale Pack. Interested parties are encouraged to familiarise themselves with the specific obligations, which in summary are:

- **Affordable Housing**

30% on-site affordable housing (15 dwellings) of these dwellings 78% (12 dwellings) should be provided by way of Affordable Rent and 22% (3 dwellings) should be provided by way of Intermediate Tenure. The Intermediate Tenure allows for the full range specified under NPPF 2021.

- **Bus Shelter**

£20,000 contribution towards the re-provision of a pair of bus stops on Sandy Road including bus shelters, signs, and road markings.

- **Camera**

£85,000 contribution towards the installation, improvement, enhancement, and maintenance of speed cameras on Sandy Road.

Outline planning permission for up to 50 dwellings

• FOMV

A written scheme demonstrating how the Development will comply with Policy 36S of the Bedford Borough Local Plan 2030 in terms of securing 30% of the gross site area as on-site tree cover and which shall include but not be limited to necessarily:

- The nature and composition of all the elements of on-site provision and any off site provision; and
- The date or other means of determining the commencement of provision of the tree cover; and
- The period required to complete the installation of the tree cover; and
- The amount calculated by the Borough Council in respect of any off-site provision, and which will be subject to a FOMV Contribution; and
- Any other matters that the Borough Council may reasonably require to be included for the purposes of assessing the nature, extent, and adequacy of the submitted scheme.
- The 30% tree cover can be achieved through a combination of retaining and protecting existing trees on-site. Around 36% of the gross site area includes an area of existing woodland and is excluded from the development area so there is ample opportunity to meet the policy on-site without any off-site contribution.

Affordable Housing

Offers from locally active RPs will be supplied within the data room for the 15 affordable dwellings.

This information is provided to inform offers and we advise prospective purchaser that they seek their own assurances in this regard.

Drainage

A SuDS drainage scheme is proposed to manage excess runoff from the development, comprising a detention basin designed to maintain runoff below pre-development rates, with an outfall through the adopted highway to watercourse 350m south-east of the Site. A surface water pump is likely to be required from the attenuation basin outfall to the existing watercourse.

The foul flow shall be discharged to the public foul sewer along Sandy Road to the north of the Site. Subject to confirmation of invert levels, the topography of the site may allow for a gravity-fed connection.

Retained Land

A purchaser shall build a minor access road (4.5m width) to the south-eastern boundary of the site to service the landowners retained land. Exact location to be defined at a later date. A

purchaser shall provide services within this road to the retained land adjacent to the south-eastern boundary of the site. A purchaser shall grant easements for access and/or services over the estate roads for the benefit of the retained land as required by the vendor for nil consideration.

Community Infrastructure Levy (CIL)

Bedford Borough Council operate Community Infrastructure Levy. The Site falls within "Area 3" where the CIL rate is £100 per square metre (rate applicable from 1st April 2014); please be aware the annual CIL rate will be subject to indexation. The CIL rate including indexation from 1st January 2021 until 31st December 2021 including indexation for "Area 3" (Willington) was £138 per square metre. Parties are to undertake their own assessment of the CIL costs.

VAT

The Vendors reserves the right to opt to tax the Property for VAT.

Sale Pack

A comprehensive pack of planning and technical information is available for download via the online data room: www.sandyroad-willington.co.uk

For log in details please contact Amber-Rose Heys at: amber-rose.veys@fishergerman.co.uk

Tenure

The site will be sold freehold, with vacant possession provided on completion.

Method of Sale

Offers are invited on a freehold basis. The site is to be sold by informal tender with purchasers invited to submit offers in writing (or letter format via email) in accordance with the timetable set out in the covering letter.

Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves, and easements whether or not they are defined in this brochure.

Viewings

Strictly by appointment through the selling agents.

Local Planning Authority

Bedford Borough Council
138 Cauldwell Street
Bedford
MK42 9AP

Telephone: 01234 267422

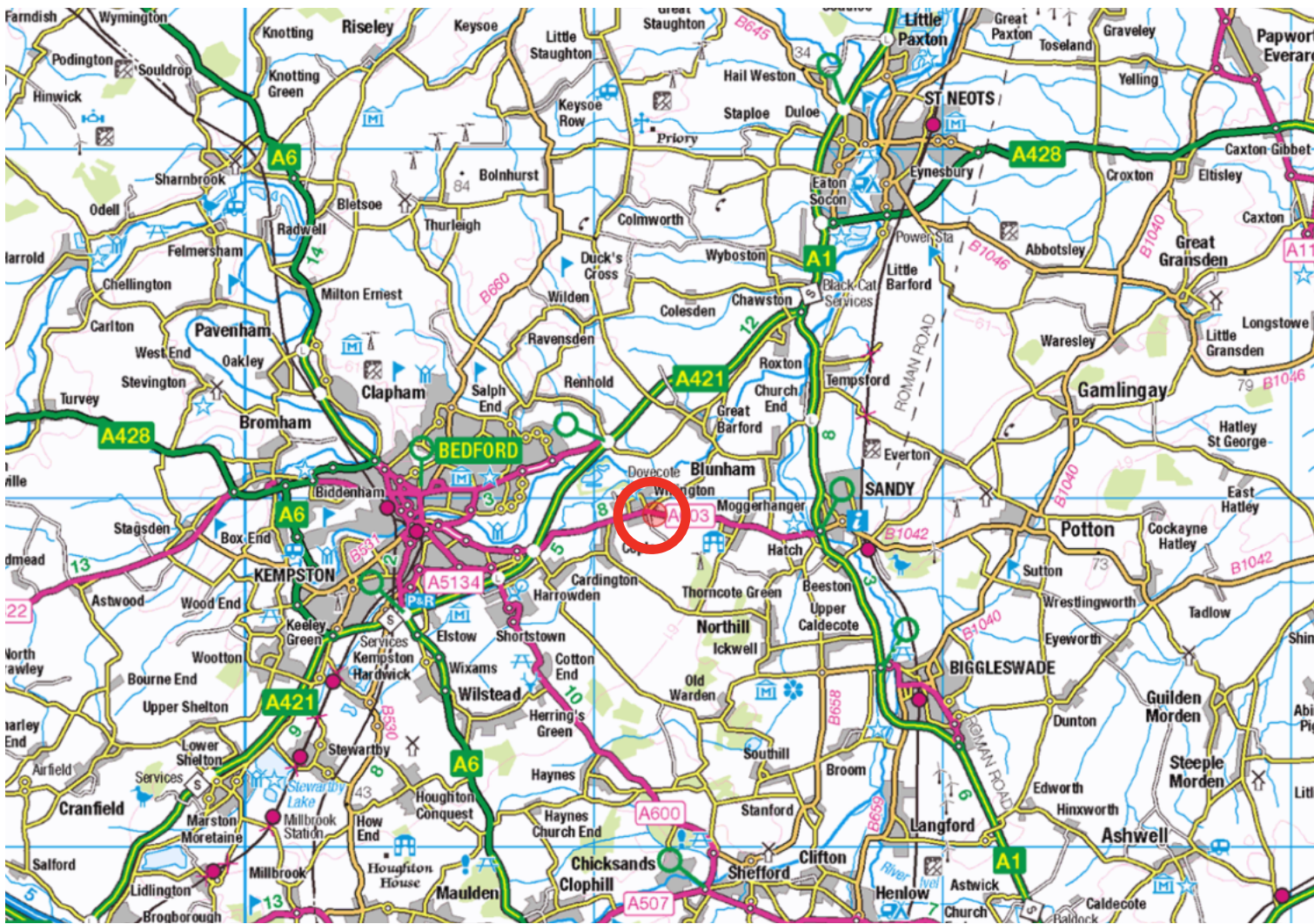
LAND SOUTH OF SANDY ROAD



LAND SOUTH OF SANDY ROAD



Located in the attractive Bedfordshire village of Willington



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Scale 1:210930 (at A4)



Approximate Travel Distances

Locations

- Sandy - 4 miles
- Bedford - 6 miles
- Biggleswade - 7 miles
- St Neots - 10 miles
- Milton Keynes - 21 miles

Nearest Stations

- Sandy - 5 miles
- Bedford - 5 miles

Nearest Airports

- Luton - 31 miles
- Stansted - 41 miles

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Particulars dated July 2022.
Photographs dated June 2022.

