

Connells

Land & Planning

For Sale: Residential Development Opportunity

Residential development site located in a prime residential position near the centre of Leighton Buzzard. Planning for 13 houses and a single commercial unit with flat above.

Former Buckmaster Garages
16 North Street
Leighton Buzzard
Bedfordshire
LU7 1EN



Situation

Leighton Buzzard continues to be a popular location for development with many developers working in the town achieving good sales rates. Just 35 minutes by train to London this site is within easy walking distance of the main line station.

The Site

Situated close to the town centre the site has been in one family's ownership for more than 70 years.

Current plans offer four semi-detached houses and 9 terraced homes plus a commercial unit with a flat above.

Most recently housing a variety of small commercial units the site is now vacant and partly cleared. Access to the front on North Street and the site offers further vehicle access to the rear.

North Street offers prime commercial frontage to the new unit and existing residential houses sit adjacent to two sides of the property. Current competitor information and achieved sales values are available from Connells Estate Agents.





Planning

The site is in the Central Bedfordshire Planning Authority and the application can be viewed at

<http://www.centralbedfordshire.gov.uk/environment-and-planning/planning/view>
Planning reference number CB/11/01407

In preparation for sale our vendors have had a number of reports completed on the property:

Constraints Plan

Tree Report

Archaeological Evaluation

Design & Access Statement

These are available to view via Connells Estate Agents

Local Authorities

Central Bedfordshire Council, Priory House,
Monks Walk, Chicksands,
Shefford, SG17 5TQ
Telephone 0300 300 8000

Easements, Wayleaves and Rights of Way

The site is sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way, both private or public whether referred to in these particulars or not.

Method of Sale

Offers are invited subject to contract based on a guide price of £895,000.

Contact

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