

THE HARPUR CENTRE, HORNE LANE, BEDFORD MK40 1TS



PERMITTED DEVELOPMENT OPPORTUNITY GRANTED FOR 29
APARTMENTS WITH INDICATIVE MASSING FOR A FURTHER 10 UNITS
VIA A ROOFTOP EXTENSION



ENTER

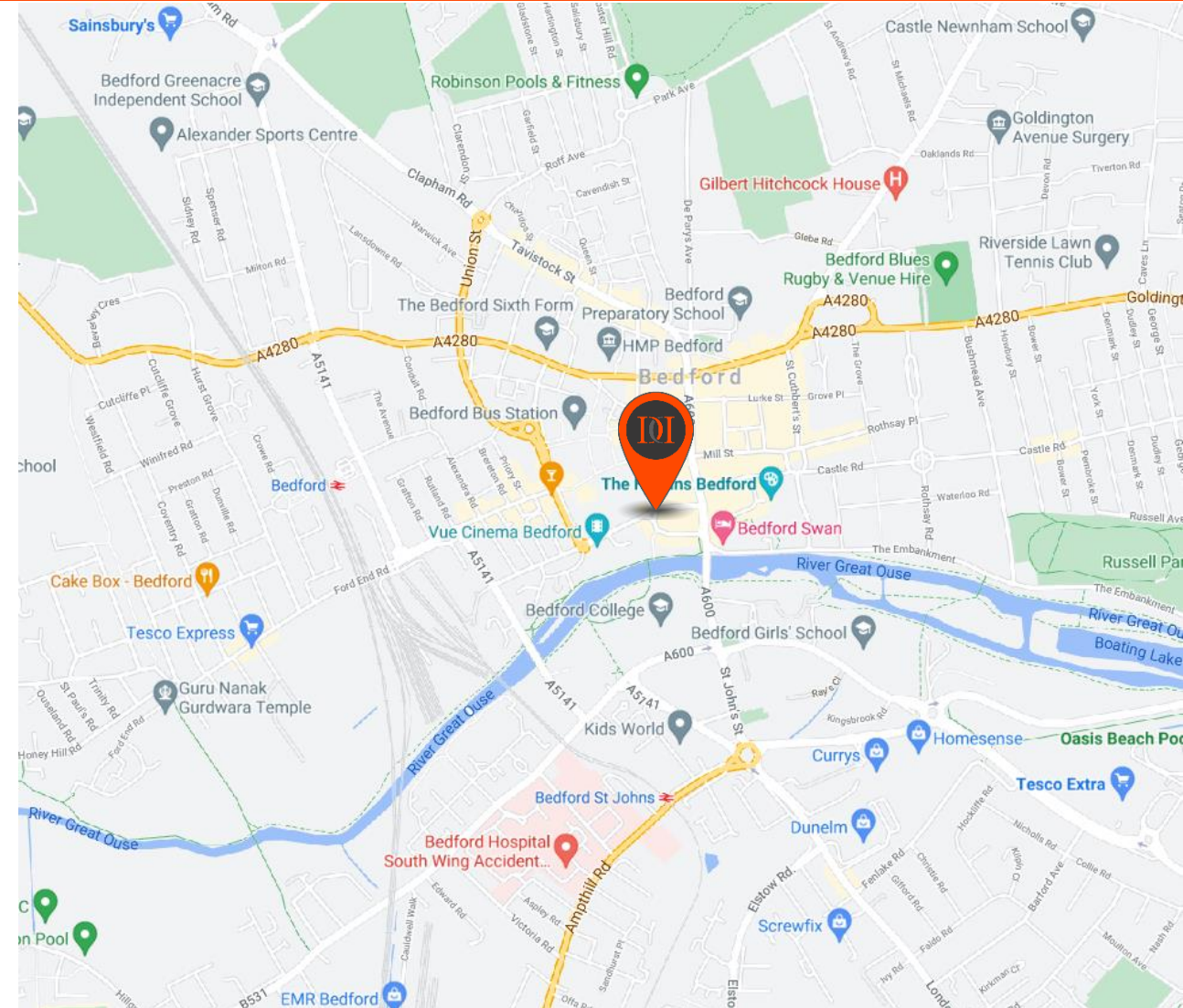
EXECUTIVE SUMMARY

- Permitted development opportunity granted for 29 apartments with indicative massing drawn up for a rooftop extension to create a further 10 units, subject to obtaining the necessary consents.
- The property is located in the heart of Bedford town centre, within walking distance of Bedford railway station, providing direct services to London St Pancras within 38 minutes.
- The existing property comprises a self-contained office building arranged across 4 floors, extending to a total area of approximately 18,557 sq ft NIA.
- Prior approval was granted on 26th January 2022 for the change of use from offices (Use Class B1 (a)) to dwellinghouse(s) (Use Class C3) Ref: 21/02136/CPNO.
- Permitted Development: 29 apartments (21 x 1 bed & 8 x 2 bed) arranged across first, second and third floors, extending to a total area of approximately 17,597 sqft NSA.
- Indicative Massing: 10 apartments via a rooftop extension (fourth floor), extending to a total area of approximately 6,211 sqft NSA.
- The property is available Virtual Freehold (999 years at a peppercorn rent)
- **Offers in excess of £2,750,000 unconditional**



LOCATION

- The property is located on Horne Lane in the heart of Bedford town centre.
- The Harpur Centre itself is the town's largest indoor shopping centre and sits alongside the main retail streets.
- The property is located within a 15 minute walk from Bedford overground railway station, providing direct services to London St Pancras, with a quickest journey time of 38 minutes.
- Immediately to the south of the offices is the Riverside North development which provides a range of restaurants, a cinema, gym and a Premier Inn hotel, with the added benefit of riverside walks along the Great Ouse.



THE HARPUR CENTRE



HARPUR SHOPPING CENTRE



DESCRIPTION

- The existing property comprises a self-contained, modern and recently refurbished suite of open plan office accommodation located over three floors with a ground floor main entrance and reception.
- The property provides 2 x 8 person passenger lifts.
- The property extends to a total area of approximately 18,557 sq ft NIA.
- The accommodation benefits from open plan design and includes, private offices, meeting rooms, air conditioning and a bespoke entrance/ reception area.
- The property benefits from 30 on site allocated parking spaces within a barrier controlled car park.
- The property is available virtual freehold (999 years at a peppercorn rent)



PLANNING

- Prior approval granted on 26th January 2022 for the change of use from offices (Use Class B1(a)) to dwellinghouse(s) (Use Class C3) Ref: 21/02136/CPNO.
- The proposed scheme will comprise 29 apartments (21 x 1 bed & 8 x 2 bed) arranged across first, second and third floors, extending to a total area of approximately 17,597 sqft NSA.
- The scheme will not be subject to any CIL liability (subject to occupancy test), affordable housing, nor any S106 contributions.
- 30 car parking spaces are available by negotiation with the vendor.
- The vendor has drawn up indicative massing for a rooftop extension comprising an additional 10 apartments, subject to obtaining the necessary planning consents.
- The indicative scheme comprises 6 x 1 bed & 4 x 2 bed apartments arranged across the fourth floor, extending to a total area of approximately 6,211 sqft NSA.
- The vendor will not sell the property subject to an application for a rooftop extension and we advise all potential purchasers to undertake their own due diligence in regard to the airspace potential.



PD - AREA SCHEDULE

Unit No.	Level	Type	Sq M	Sq Ft
Unit 1	First	1 bed	61.7	664
Unit 2	First	1 bed	49.8	536
Unit 3	First	1 bed	49.8	536
Unit 4	First	1 bed	49.5	533
Unit 5	First	1 bed	50.6	545
Unit 6	Second	1 bed	54.8	590
Unit 7	Second	1 bed	49.5	533
Unit 8	Second	2 bed	79.0	850
Unit 9	Second	2 bed	65.8	708
Unit 10	Second	2 bed	78.7	847
Unit 11	Second	1 bed	49.7	535
Unit 12	Second	1 bed	49.7	535
Unit 13	Second	1 bed	49.7	535
Unit 14	Second	1 bed	49.7	535
Unit 15	Second	1 bed	49.7	535

Unit No.	Level	Type	Sq M	Sq Ft
Unit 16	Second	1 bed	49.5	533
Unit 17	Second	2 bed	66.7	718
Unit 18	Third	1 bed	53.4	575
Unit 19	Third	1 bed	48.2	519
Unit 20	Third	2 bed	76.8	827
Unit 21	Third	2 bed	63.9	688
Unit 22	Third	2 bed	78.2	842
Unit 23	Third	1 bed	49.1	529
Unit 24	Third	1 bed	49.1	529
Unit 25	Third	1 bed	49.1	529
Unit 26	Third	1 bed	49.1	529
Unit 27	Third	1 bed	49.1	529
Unit 28	Third	1 bed	49.5	533
Unit 29	Third	2 bed	65.4	704
			1,635	17,597

ROOFTOP EXTENSION – AREA SCHEDULE

Unit No.	Level	Type	Sq M	Sq Ft
Unit 1	Fourth	1 bed	50	538
Unit 2	Fourth	1 bed	50	538
Unit 3	Fourth	1 bed	50	538
Unit 4	Fourth	1 bed	52	560
Unit 5	Fourth	1 bed	50	538
Unit 6	Fourth	1 bed	50	538
Unit 7	Fourth	2 bed	65	700
Unit 8	Fourth	2 bed	70	753
Unit 9	Fourth	2 bed	70	753
Unit 10	Fourth	2 bed	70	753
			577	6,211

TERMS

- **TENURE:** Virtual Freehold (999 years at a peppercorn rent).
- **ASKING PRICE:** Offers in excess of £2,750,000 unconditional.
- **METHOD OF SALE:** The property will be sold by way of private treaty.
- **ADDITIONAL INFORMATION:** Please contact DI Properties or Kirkby Diamond for further information.
- **VIEWINGS:** Viewings can be arranged strictly by appointment only via the vendors appointed joint agents DI Properties & Kirkby Diamond.
- **VAT STATUS:** Elected for VAT.

For further information, please contact one of the development & investment team:

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