

Commercial
Development
Land For Sale

**13.7 acres /
5.57 ha**

BIDWELL, HOUGHTON REGIS



Excellent location fronting the A5-M1 Link Road ❖

Allocated site in the Central Bedfordshire Local Plan – Adopted July 2021 – Under Policy SC1 ❖

Freehold with Vacant Possession ❖

LAND AT BIDWELL, HOUGHTON REGIS



- A5 – 1 mile
- M1 Junction 11a – 3 miles
- M25 Junction 21 – 20 miles



- Leighton Buzzard - 7 miles
- Luton - 7 miles
- Milton Keynes - 17 miles
- London - 39 miles
- Birmingham - 83 miles



- Harlington – 10 minutes
- Leagrave – 10 minutes
- Luton – 18 minutes



- London Luton – 10 miles
- London Heathrow – 39 miles
- Stansted Airport - 47 miles

Transport Infrastructure

Major infrastructure links benefiting the site;

- the A5-M1 link road bordering the north of the site;
- the B5120 bordering the east of the site.

The site is highly accessible and provides excellent road frontage, making it desirable for commercial uses.

Development Opportunity

The site comprises 13 acres of greenfield land fronting the A5-M1 link road with immediate access. The site presents a good opportunity for commercial development for the entirety of the site, taking note of the residential elements to the south and appropriate landscape buffering.

Population (2020)

LUTON



213,500

75.3%
economically active

CENTRAL BEDS



294,100

83.9%
economically active



LAND AT BIDWELL, HOUGHTON REGIS

Planning Position

8 Ha of new employment land

The site is allocated for development under Policy SC1 – Houghton Regis North Sites 1 and 2 Strategic Commitment (Page 85 of the adopted Local Plan)


- The policy divides the area into Site 1 and Site 2 with the sale land falling into Site 2.
- Policy SC1 allocates a total of 40 Ha of new employment land with 8ha allocated for Site 2 in a combination of E(g), B2 and B8 uses.
- Site 2 integrates with Site 1 to facilitate the delivery of the wider strategic development

7,000 homes, education and community facilities

The area is undergoing significant growth with a total allocation of 7,000 homes along with commercial, education, community and leisure facilities, providing a strong customer base for the site.

Any development proposals for land within these designated site areas shall have regard to the broad principles outlined within the Council's adopted Framework Plan for North Houghton Regis or the latest adopted amendment to that Framework Plan. Both sites will be integrated to provide a sustainable development and therefore any planning applications for new residential or employment developments on any other land within Sites 1 and 2 shall be considered on a case-by-case basis and will be required to demonstrate an integrated approach to development within the wider context of the site. The sale land was not included within the original framework masterplan but is included within the Policy SC1 allocation.

Economic Activity

 **+6.2%**
Economic growth in Luton

- Luton has experienced major growth and has a higher GDP per head (capita) than the national average. Economic growth in Luton was higher (6.2%) than the national average.
- Central Bedfordshire continues to be a robust economic location and has continued to outperform all comparator areas.
- The area continues to attract development due to the pre-existing infrastructure and employment manoeuvrability, making it an important business district.



Flood Zone 1



Clean planning history

The Method of Sale

We are inviting offers for the freehold interest on a subject to planning basis, offers are to include a proposed layout. We will however, consider offers on an unconditional basis. Offers are to be made by the advertised closing date.



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