

FOR SALE

**2.83 acres /
1.14 hectares**
Employment Land



Employment Development Land

OUTLINE PLANNING CONSENT FOR B1, B2 AND B8 USES

Fairhill, The Great Ouse Way, Bedford

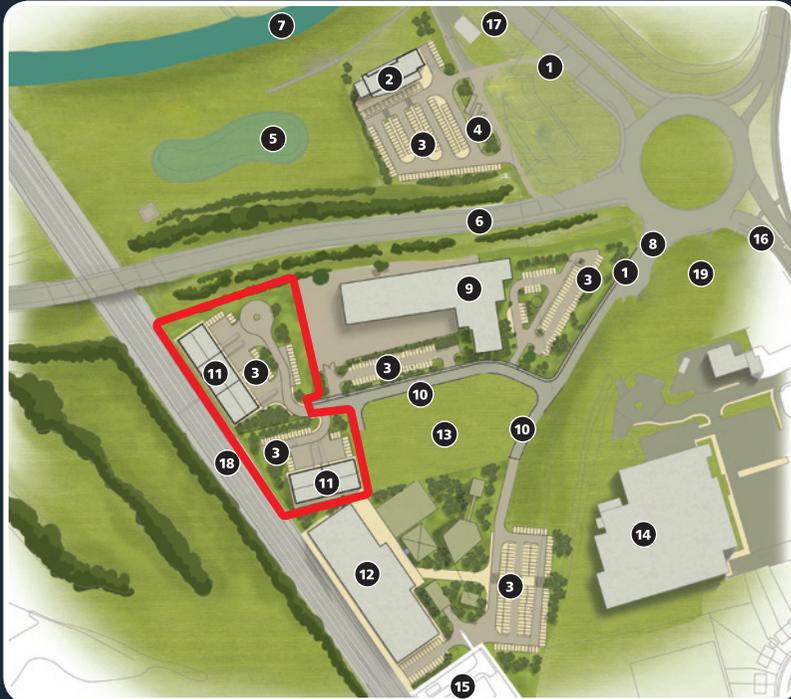


ON THE INSTRUCTIONS OF



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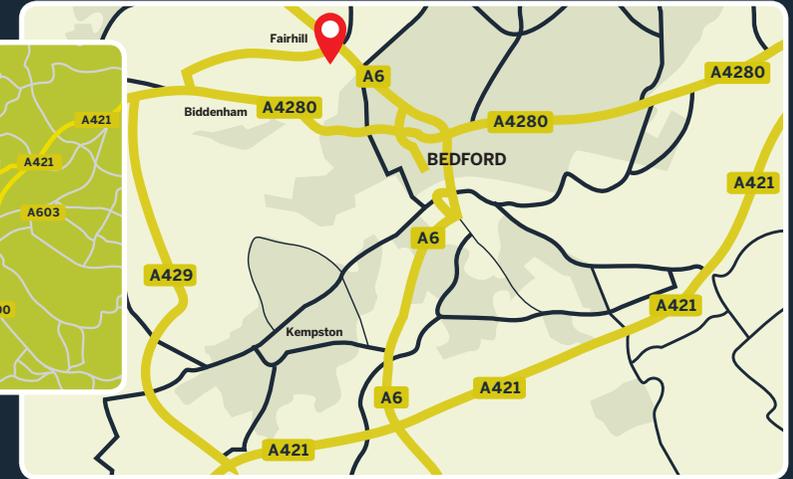
- 1 Highway Access Point
- 2 Hotel related building - up to 80 bedrooms
- 3 Car Parking
- 4 Coach Parking
- 5 Country Park
- 6 A6 'The Great Ouse Way'
- 7 River Ouse
- 8 'Fairhill'
- 9 Charles Wells Limited micro-brewery and visitor centre
- 10 New roads to be adopted
- 11 Employment related Buildings - B8 units shown indicatively
- 12 Leisure related buildings
- 13 A further 1.61 acres identified for development subject to a separate planning application
- 14 Sainsbury's supermarket
- 15 Electricity Distribution Site
- 16 A6 Clapham Road
- 17 A6 Paula Radcliffe Way
- 18 Railway
- 19 New Aldi supermarket



Misrepresentations Act:

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Location

Bedford is located 60 miles north of London with principal road access via the M1, A1 and A6.

Fairhill is situated alongside the A6 at the junction of The Great Ouse Way and Paula Radcliffe Way on the northwest outskirts of Bedford.

It is a highly accessible location approximately 1 mile from Bedford Station and less than 1.5 miles to Bedford town centre.

The A421 Bedford Southern Bypass at the junction with the A6 is approximately 3.3 miles with the A428 approx. 5.2 miles.

Development

Outline planning permission for B1, B2 and B8 uses has been obtained (18/00555/MDC4) as part of a comprehensive development of the site.

Charles Wells Limited is developing 4 acres of land at the entrance to Fairhill for a micro-brewery and visitor centre. A further 5 acres is under offer to Adrenalin World for a D2 Leisure facility.

On the opposite side of the A6 outline planning consent has been granted for the development of a hotel.

Immediately adjacent to the site is a new Aldi superstore.

Estate infrastructure works are due to start in September 2018.

Opportunity

This is an excellent and rarely available opportunity for both developers and owner occupiers due to the range of potential employment uses and the fast road communications.

Bedford Connectivity

Roads

- M1 Junction 13 – 12 miles
- A1 Black Cat Roundabout – 9 miles
- A45 – 14 miles

Trains

- Luton Airport Parkway – 27 minutes
- London St Pancras – fastest time 38 minutes

Airports

- London Luton – 26 miles
- London Heathrow – 60 miles

Tenure

The land is to be sold freehold.

VAT

No election for VAT has been made for the site by Bedford Borough Council.

Post code

Closest current postcode MK41 7FY

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