

# FOR SALE

1.1 Acres (0.45 Hectares)

- › Vacant site extending to approximately 1.1 acres.
- › Potential for alternative uses, subject to planning consent.
- › The property is being sold Freehold with vacant possession.



## Land At Billington Road

Leighton Buzzard, LU7 9HH

Contact: Diccon Brearley or Chris Richards  
Tel: 01234 905128  
[eddisons.com](http://eddisons.com)





## Location

- The property is located within an established retail and leisure park on Billington Road, south of Leighton Buzzard town centre.
- Easy access to the A4146/A505 roundabout junction.
- Nearby occupiers include a McDonalds (with Drive-thru), Shell garage with Little Waitrose and Anytime Fitness.
- Grovebury Retail Park is 500m to the west and includes an Aldi, M&S Food, B&M and Topps Tiles.
- The site has good prominence facing onto the A4146, a key arterial road running between Milton Keynes and Leighton Buzzard.

 what3words

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 Google Maps

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## Description

- The property comprises a vacant cleared site extending to approximately 1.1 acres.
- Access is currently taken directly via Billington Road.
- The site may offer potential for a number of other uses including retail, offices, open storage or industrial subject to obtaining the necessary consents.
- The land did benefit from planning permission for residential development which has subsequently lapsed.

## Terms

The land is to be sold on a freehold basis at £1,300,000 exclusive. VAT is not applicable.

## Accommodation

Land	0.45 HECTARES	1.1 ACRES
Total	0.45 HECTARES	1.1 ACRES

\*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

## Contact:

DICCON BREARLEY

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