



# RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND EAST OF LANGFORD ROAD, LANGFORD, BEDFORDSHIRE







The northern boundary is delineated by a public right of way with open views further north, whilst to the west the site is bound by Langford Road. Views to the west from the site are largely of open agricultural land. The land is broadly flat and previously used for agricultural purposes.

### **PLANNING**

Outline planning is granted for 170 two storey residential dwellings, including 30% affordable housing and 10% self or custom build dwellings. The consent provides vehicular access, public open space, landscaping and sustainable drainage systems (SuDS). All matters are reserved except for access.

### **S106 AGREEMENT**

The S106 contributions will be the responsibility of the purchaser and due consideration should be made within any offer. Developers are required to set out their calculations in any offers including any indexation allowed. S106 financial contributions include the following:

- Community Hall, Education, Footpaths, Green Infrastructure, Healthcare, Leisure Facilities, Library, Off-Site Sports, Recreational Open Space, SEND ARP, Travel Plans and Council Monitoring Fees.

Please allow for 30% affordable housing with a tenure split comprising 72% Affordable Rented and 28% Intermediate Housing. Developers are asked to make their own enquiries with Registered Providers and provide details of the RP offer which underpins their bid.

There is a requirement for 10% self or custom build dwellings. Please refer to the S106 within the Data Room for details of delivery.

### **TENURE**

The site is to be sold freehold with vacant Possession on legal completion.

### **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

The site is offered subject to, and with the benefit or burden of all existing rights of way, wayleaves and easements whether or not specifically referred to in these particulars.

### **SERVICES**

More information is included within the Information Pack, but prospective purchasers are advised to make and rely upon their own enquiries with the relevant service providers.

### **VAT**

Gladman Developments Ltd and the owners have elected to charge VAT and this will be payable by the purchaser on legal completion in addition to the purchase price.

### **PHASE II SITE INVESTIGATION**

A Phase II Site Investigation has been undertaken and is located in the data room. Any associated costs arising from the site investigations (if any) above standard construction costs should be accounted for in any offer and outlined in the offer presented.

### **METHOD OF SALE**

Unconditional offers are invited by way of Informal Tender by **12 Noon on Wednesday 7<sup>th</sup> May 2025**. Offers are to be submitted to Joe Worboys and Phil Mussell at [joe.worboys@ceresproperty.co.uk](mailto:joe.worboys@ceresproperty.co.uk) and [p.mussell@gladman.co.uk](mailto:p.mussell@gladman.co.uk).

Prospective purchasers are required to complete the bidding proforma contained within the Data Room.





## DATA ROOM

Access to a Data Room containing all relevant sales information, technical reports and planning information is available on request.

For access, please contact Phil Mussell at [p.mussell@gladman.co.uk](mailto:p.mussell@gladman.co.uk).

An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance will be provided from external consultants confirming use and reliability of the relevant reports. A schedule of the letters of reliance that will be provided can be found in the data room.

## INSPECTIONS

Inspections should be arranged by prior appointment with the selling agents.

## CONTACT

### Joe Worboys

Partner, Ceres Property

e. [joe.worboys@ceresproperty.co.uk](mailto:joe.worboys@ceresproperty.co.uk)

t. 07771 903710

### Anna Logan

Associate, Ceres Property

e. [anna.logan@ceresproperty.co.uk](mailto:anna.logan@ceresproperty.co.uk)

t. 07523 685528

### Phil Mussell

Land Director, Gladman

e. [p.mussell@gladman.co.uk](mailto:p.mussell@gladman.co.uk)

t. 07425 706655



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