

RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND EAST OF LANGFORD ROAD, LANGFORD, BEDFORDSHIRE





SUMMARY

An exciting opportunity to acquire a residential development site in a desirable location which benefits from outline planning permission for up to 170 residential dwellings.

- Prime residential development opportunity
- Outline planning permission granted
- Site area of approximately 23.97 acres (9.70 hectares)
- Located around 1.4 miles south of Biggleswade and 6.1 miles north of Letchworth Garden City
- For sale by Informal Tender

LOCATION

The site is situated on the northern edge of Langford which is a sought-after village in Bedfordshire surrounded by picturesque rural landscapes.

The site lies about 1.4 miles south of Biggleswade and 6.1 miles north of Letchworth Garden City. Biggleswade Railway Station offers regular services to London Kings Cross and Peterborough. Langford is well connected to the country's road network, being within close proximity to the A1 (A1M) arterial route to London and the North.

The village benefits from a GP, pre-school, primary school/academy that Ofsted has rated as 'good', two public houses and local shops. More extensive facilities can be found in nearby Biggleswade.

DESCRIPTION

To the south the land is part bound by residential properties and part bound by open scrub land which forms part of the development.

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 7th May 2025. Offers are to be submitted to Joe Worboys and Phil Mussell at joe.worboys@ceresproperty.co.uk and 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.

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

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Anna Logan

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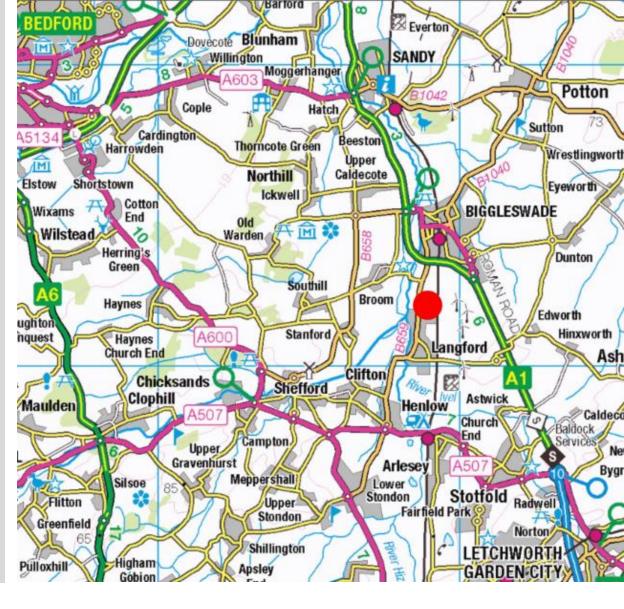
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