FOR SALE





A1 Tempsford Road Sandy Beds SG19 2AQ 1.1 Acres of Potential Commerical Development Land (subject to planning)

- Level Regular Shaped Site
- Lapsed Consent For A Motel Development
- Existing Access From A1 (Southbound)
- Could Suit Drive-Thru (Subject to Planning)

Location

The land is located alongside the southbound carriageway of the A1 Tempsford Road Sandy some 1.5 miles north of Sandy town centre.

Description

A potential commercial development site of approx. 1.1 acres located immediately to the east of and alongside the A1 Tempsford Road Sandy.

The Title Number is BD260598 and from information provided, the site has access from the A1 via the adjoining site which is occupied by the Bedfordshire Car & Caravan Centre.

Terms

Offers are invited for the freehold interest.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction

Business Rates

Rateable Value - £TBA

Interested parties are advised to contact the relevant Local Authority.

Accommodation

The site comprises of a level regular shaped plot of land. The site was granted Outline Planning Permission (MB/89/01873/OA) for the development of a motel. This was last renewed in 1998, but, we understand, has subsequently lapsed. The site has potential for the development of a Drive-Thru or Vehicle sales use, subject to obtaining planning. The owner has advised that they will entertain granting an 'Option Agreement', subject to agreeing terms and conditions.

Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation

Total Site Area

1.1 Acres

Areas quoted are approximate and should not be held as 100% accurate.

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

Viewings For further details please contact;

Andrew Clarke

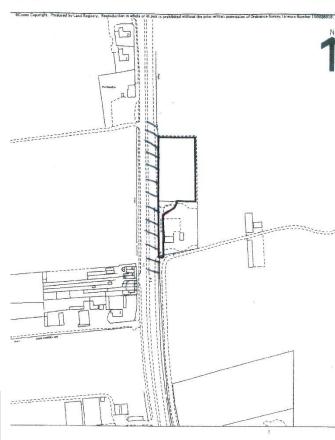
01234 905130 andrew.clarke@kirkbydiamond.co.uk

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Land Registry Official copy of title plan

Title number BD260598 UBTTL Ordnance Survey map reference TL1651SW Scale 1:2500 Administrative area Central Bedfordshire



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