

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.

DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

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

Nathan George

01234 905034

nathan.george@kirkbydiamond.co.uk



Land Registry
Official copy of
title plan

Title number **BD260598** 06142
Ordnance Survey map reference **TL1651SW**
Scale **1:2500**
Administrative area **Central Bedfordshire**

© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number: 100029318

