



Indicative Red Line - Not to Scale

# FOR SALE

## 7.94 ACRES OF PRIME ROADSIDE DEVELOPMENT LAND

LAND TO SOUTH EAST OF BLACK CAT ROUNDABOUT  
A1, BEDFORDSHIRE  
MK44 3BE

### Carter Jonas



LOCATION

The Site is located to the east of the Black Cat Roundabout, and borders the A1/A421 to the west and River Great Ouse to the east.

The site currently has access to both the A421 (linking Cambridge, Bedford and Milton Keynes) and the A1 (linking Peterborough, London and the North East). As such it is strategically located on major east-west and north-south routes linking East Anglia with the rest of the country.

DESCRIPTION

National Highways are currently completing a significant upgrade to the A1 Black Cat junction as part of its scheme for the A428 Black Cat - Caxton Gibbet scheme. This scheme will provide a continuous dual carriageway 'Expressway' route between Cambridge and Bedford.

The upgrade to the Black Cat junction will provide a new three tier junction which will allow traffic to flow freely on the A1 by travelling under the junction and on the new dual carriageway over the junction.

The new junction will significantly improve strategic traffic movements north - south on the A1 and east - west on the A428 / A421. It will improve safety, create quicker and more reliable journeys, helping to grow the local and regional economies.

The proposed 'Expressway' route between Cambridge and Bedford aims to bypass traffic east-west on the A428/A421 and in doing so, the existing service station, retail/ hotel provisions on the A1 (Northbound) have been nullified. The subject site will capture traffic from all directions and as such a major roadside offer will be required in this location.

Highways have estimated that by 2025 daily flows entering the junction will be 100,000 vehicles and by 2040 it will be 125,000 vehicles.

ACCOMMODATION

	Size
Acres	7.94
Hectares	3.22

Site area subject to survey.

PLANNING USE

Policy information available on request.

RIGHTS OF WAY

The property will be sold subject to and with the benefits of all rights , covenants, agreements and declarations affecting the property

TERMS

Interested parties are to provide expressions of interest and high level proposals of what they wish to do with the land.

Freehold and Leasehold proposals will both be considered along with subject to planning deals.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

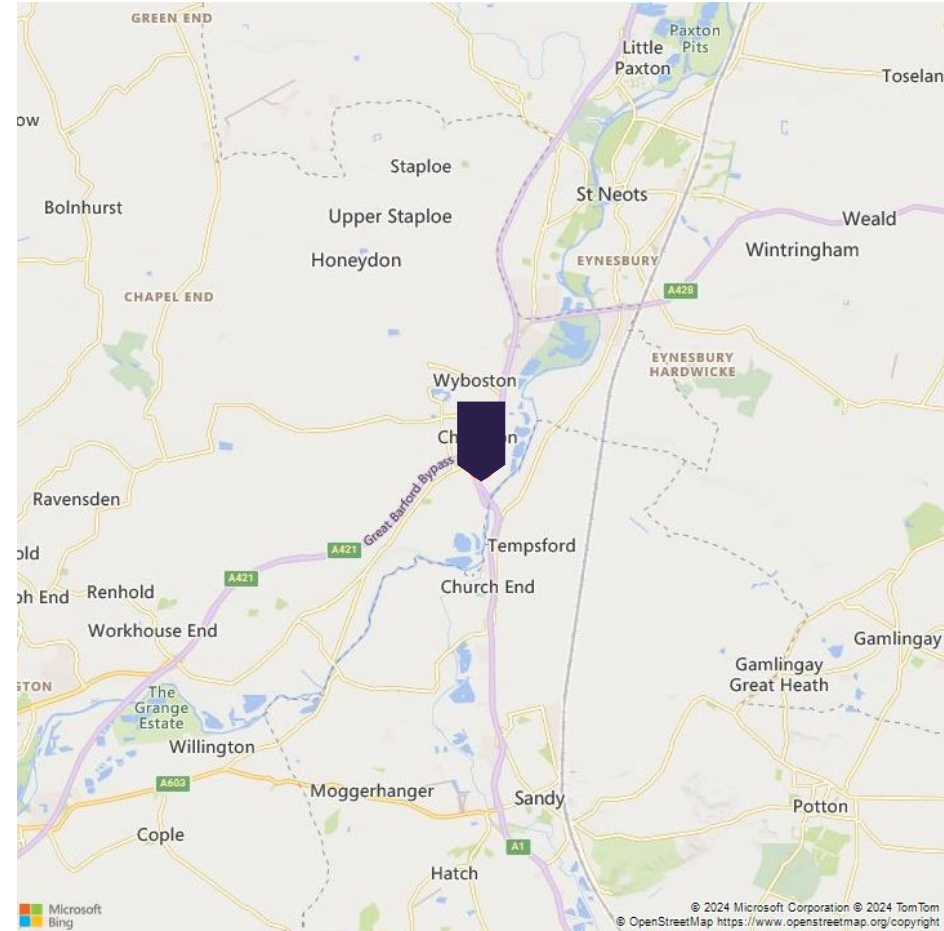
We understand that VAT is payable.

ANTI MONEY LAUNDERING

Anti-Money Laundering Regulations require Carter Jonas to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

VIEWING

Strictly by appointment with Sole Agents Carter Jonas LLP



CONTACT NATIONAL COMMERCIAL DEVELOPMENT

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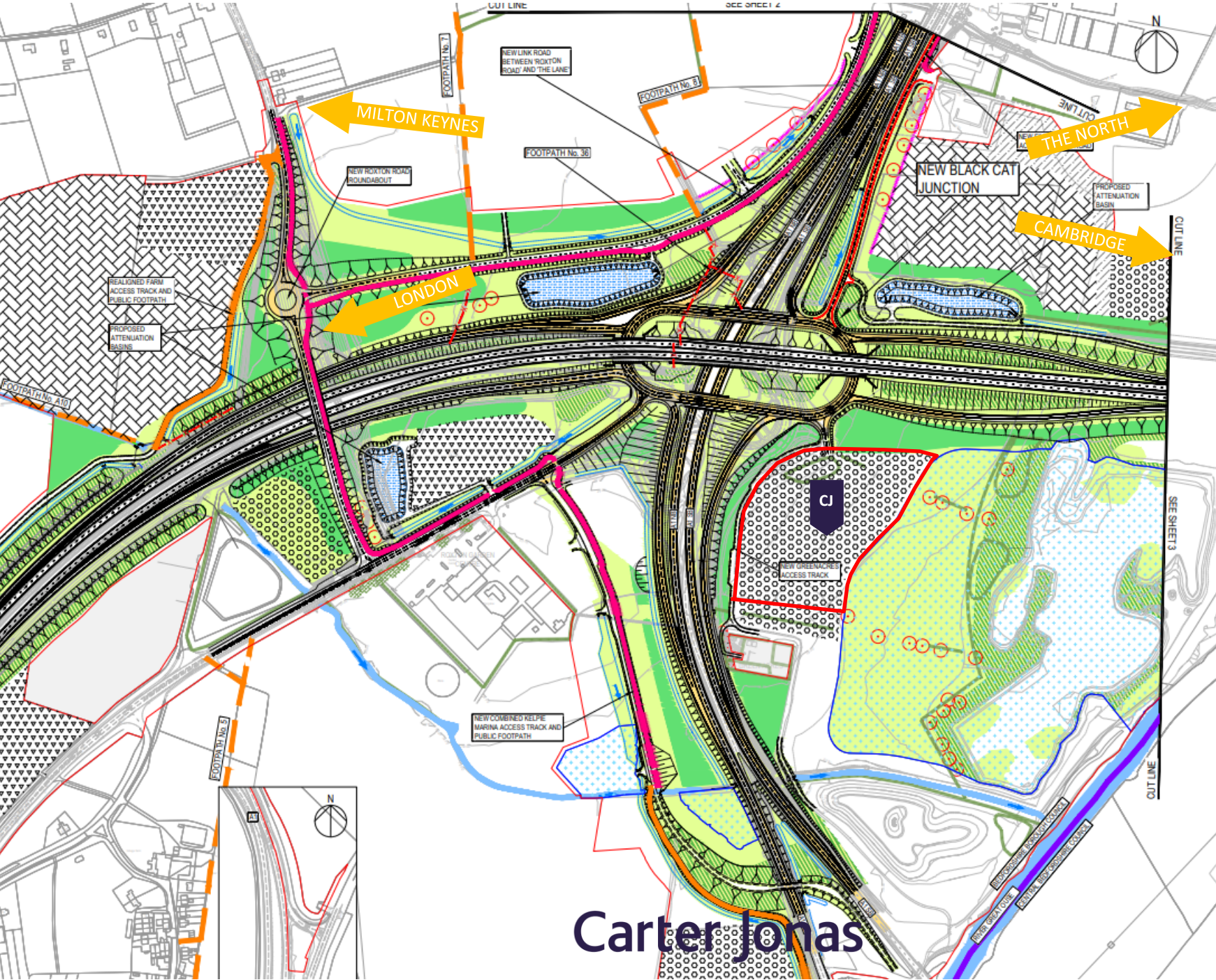
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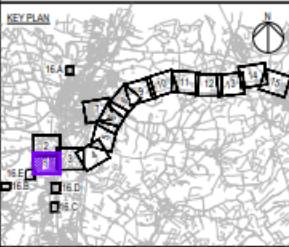


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- NOTES
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:
    - THE GENERAL ARRANGEMENT LEGEND; AND
    - THE DRAFT DEVELOPMENT CONSENT ORDER AND ACCOMPANYING APPLICATION DOCUMENTATION.
  2. DO NOT SCALE FROM THIS DRAWING, USE ONLY PRINTED DIMENSIONS.
  3. ALL DIMENSIONS, CHANGES, LEVELS AND COORDINATES ARE IN METRES UNLESS DEFINED OTHERWISE.



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Revised by	AD	TD		
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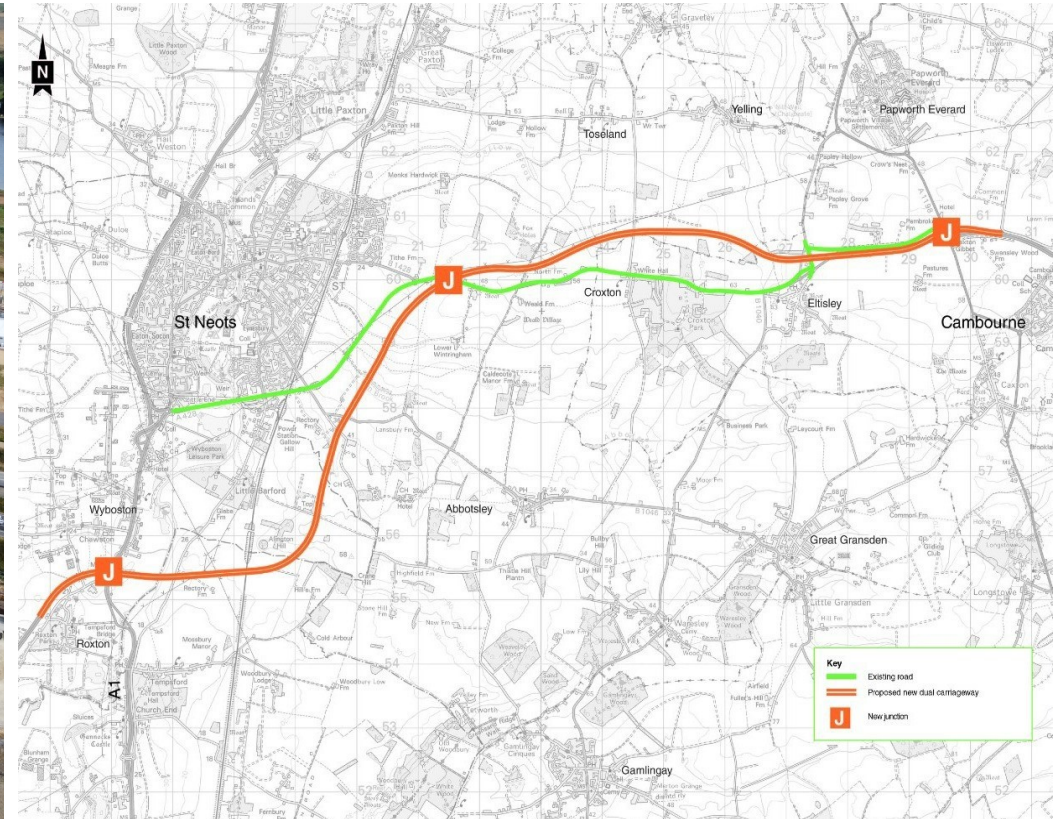
Purpose of issue				
DCO APPLICATION				
Client				
Highways England				
Woodlands				
Manton Lane				
Manton Industrial Estate				
Bedford				
MK41 7LW				
Development Consent Order Number				
TR010044				

Project Title

A428 BLACK CAT TO  
CAXTON GIBBET  
IMPROVEMENTS

Carter Jonas





## CONTACT

### NATIONAL COMMERCIAL DEVELOPMENT

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