



Kennedy
&co.

High Street

Sutton

SG19 2NE

Guide Price £1,395,000

- Development Opportunity
- Popular Village Location
- Planning Permission for 5 Dwellings
- No CIL Payment
- No Section 106
- No Affordable Housing Contribution
- Easy Access to the A1



'RESIDENTIAL DEVELOPMENT' Rare opportunity to acquire this residential development site in the popular village of Sutton. Planning permission has been granted for the erection of 5 dwellings.

THE SITE

Clay End Barns is a redundant farmstead previously serving part of a large arable farm, set in Central Bedfordshire countryside in the village of Sutton, near Biggleswade. The consented site extends to approximately 0.64 acres including traditional barns and has road frontage to the High Street.

The consent details the proposed demolition of the farmyard buildings and the erection of 5 dwellings.

SITE LOCATION

Sutton is a village and civil parish in the Central Bedfordshire District which lies east of Bedford and in the northern extent of the borough. It is just over a mile south of Pottton and near the market towns of Sandy and Biggleswade.

The village benefits from several local amenities including a lower school, church, village hall and public house (the John O 'Gaunt Inn).

The village is located in easy commuting distance of London from nearby Biggleswade station to Kings Cross in as little as 30 minutes.

PLANNING

Outline planning consent was granted by Central Bedfordshire Council for "Demolition of the farmyard buildings and the erection of 5 dwellings and associated development" following Outline Application CB/19/03550/OUT and the site has now been granted full approval of all reserved matters as per Central Bedfordshire Council NOTICE OF APPROVAL OF THE RESERVED MATTERS Application Number: CB/22/02964/RM dated 3rd March 2023.

CONSENT CONDITIONS

There is no affordable housing contribution, no S106 agreement and no CIL. The property is not in the conservation area for Sutton and there are no listed buildings on the site. Some nearby trees are subject to Tree Preservation Orders and there are listed buildings in close proximity.

Local Planning Authority
Central Bedfordshire Council
0300 300 8307
planning@centralbedfordshire.gov.uk.

SERVICES

The site benefits from mains electricity, water and sewerage connections. Mains gas is not available. The site is subject to a wayleave for the overhead electricity supply.

DEMOLITION

The buyer will be required to demolish the whole of any buildings which span the boundary with the retained land and remove all demolition materials. Arrangements will need to be made for the division of services with the seller's adjoining property.





COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE

10 Market Square
Potton
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.