



## **School land Church Lane, Riseley, Bedford, MK44 1EL**

### **Guide price £1,400,000 Freehold**

A rare opportunity to acquire this site of approx. 0.83 acre (STS) with full planning permission for the erection of 7 brand new bungalows and the conversion of two existing school buildings into 2 no. 2 bedroom single storey dwellings.

The planning permission has been granted by Bedford Borough Council REF: 19/01765/FUL

The site is located in the heart of the much sought after village of Riseley, located just 10 miles to the North of Bedford and 8 miles south of Rushden.

The property is being sold with full vacant possession and further details and viewings are recommended via the sole selling agents Taylor Land on 01234 302043

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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