



DEVELOPMENT OPPORTUNITY, REAR OF HOME ROAD
Kempston Rural, Bedfordshire

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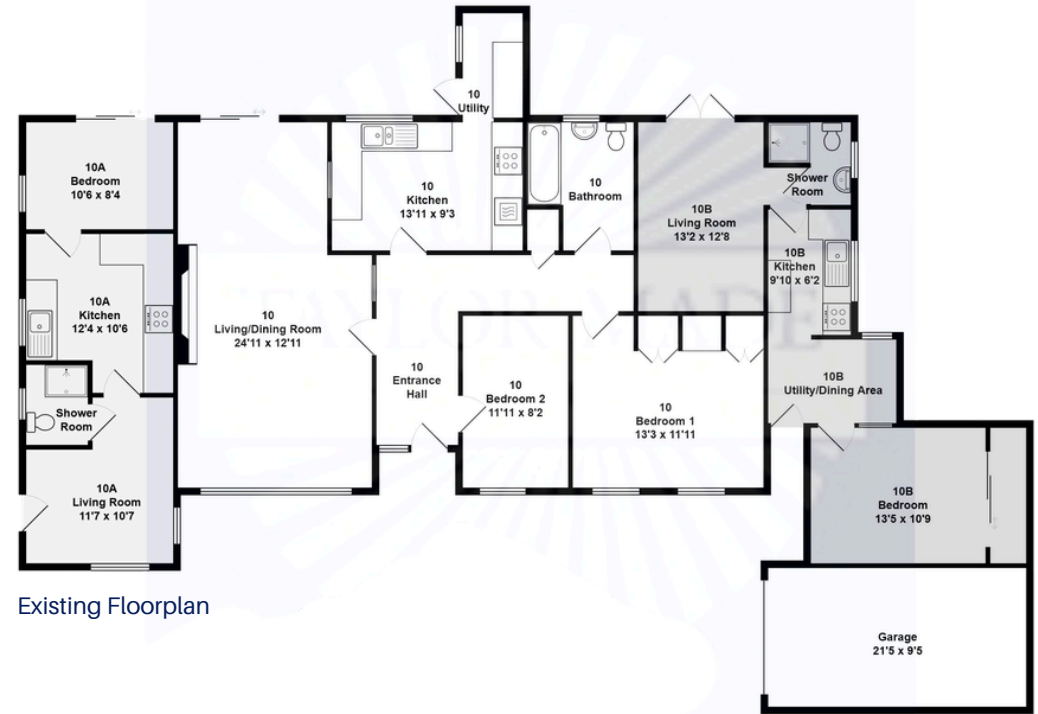
Kempston Rural, Bedfordshire

- **Guide Price £750,000 Freehold**
- **Postcode: MK43 9BL**
- **Site Extends to 0.49 Acres**
- **Development Opportunity (stp)**
- **Immediate Rental Potential**

DESCRIPTION

Presenting this unique development opportunity located in the sought after area of Kempston Rural in Bedford. The site extends to 0.49 acres and comprises a substantial detached bungalow currently split into 3 separate units.

We believe there is strong development potential following the demolition of the existing building, whilst, in the meantime, benefitting from immediate rental income from the 3 units.



Existing Floorplan

LOCATION & CONNECTIONS

Kempston is a town and civil parish located in Bedfordshire. With a population of around 20,000, the town boasts many amenities including a large Sainsburys, Lidl, two Post Offices, many independent shops and restaurants, Addison Park and the Interchange Retail Park. In Kempston Rural you will also find Box End Park, an aqua park with watersports facilities and a highly regarded lakeside restaurant. Kempston is also a mere 2 miles from Bedford Town Centre, Bedford Bus Station and Train Station with great access to the A421, A428 and the A6.



PLANNING & TECHNICAL

LOCAL AUTHORITY: Bedford Borough Council

PLANNING SUMMARY: The site overlaps with the emerging local plan allocation HOU13: Land at Gibraltar Corner, Kempston Rural.

There is a new application on the land to the rear for up to 295 dwellings. Approval will fundamentally change the character of the immediate area which creates a powerful precedent for the type and density of development the council considers acceptable here.

Additionally, the council's lack of a 5-year housing land supply strengthens the case for sustainable development proposals. Given the strategic allocation (HOU13), a proposal that aligns with the principles of this policy has a good chance of success. However, a pre-application is highly recommended.

PLANNING HISTORY: No recent planning history

SITE COMPOSITION: The site currently comprises a substantial detached bungalow, circa 2000 ft², which is split into 3 independent units.

RENTAL INCOME: The property in its current form has a potential rental income in the region of **£3,300 pcm** on an assured shorthold tenancy basis. There is also potential to utilise the property as an Airbnb for approximately **£80-£120** per unit per night given its close proximity to the forthcoming Universal Studios development.

POTENTIAL DEVELOPMENT: Following site analysis, we instructed a local architect to devise the accompanying site plans to show possible configurations:

Layout A: 8 x 3 bedroom semi detached
Potential £3.2m GDV (£400K per unit)

Layout B: 4 x 4 bedroom detached
Potential £2.4m GDV (£600K per unit)

LAYOUT A



LAYOUT B



SITE IMAGERY



IMPORTANT INFORMATION

TENURE: Freehold

PRICE: Guide Price £750,000

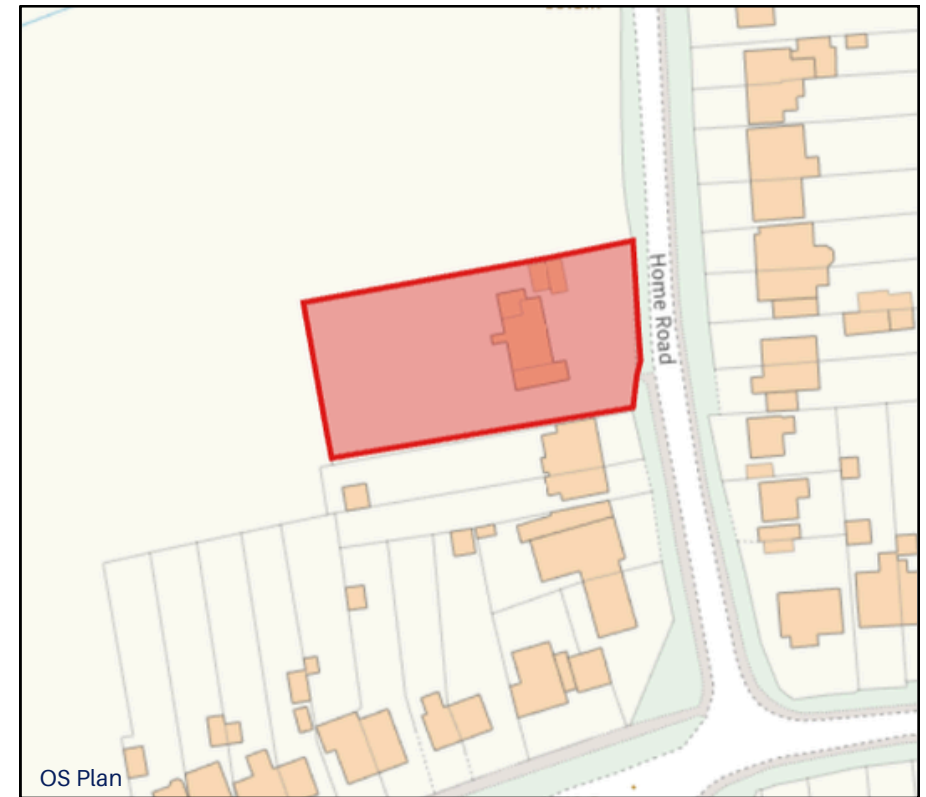
VAT: Not subject to VAT

PURCHASER NOTICE: The vendor, in their absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money and shall not be for a sum calculable by reference to another bid

NEW HOMES: Taylor Made New Homes is to be retained for the sales of the new units at a fee of **1.5%** per unit. For advice on resales please contact the New Homes team on **01234 302043**

DATA ROOM: Can be provided on request

VIEWINGS: By appointment only via sole selling agents Taylor Land



Misrepresentation Act / Misdescription Act: Taylor Land Limited for themselves and the vendors of the site whose Agents they are give notice that: These particulars of sale are a general outline only for guidance of intending purchasers and do not constitute part of any offer or contract. All descriptions, dimensions and references to site condition and any other details given without responsibility falling upon the vendors of their Agents, intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by way of inspection. No person in the employment of Taylor Land Limited has any authority to make or give any representation or warranty whatsoever in relation to this site. This site is offered for sale on a Subject to Planning and Contract and Without Prejudice basis 2023

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