

STRATEGIC LAND - 4.84 acres
Land South of Clophill Road, Maulden, Bedford, MK45 2AA

 **DAVIES & CO.**
CHARTERED SURVEYORS



www.daviesandco.co.uk info@daviesandco.co.uk 01536 524808

 **RICS**
Regulated by RICS

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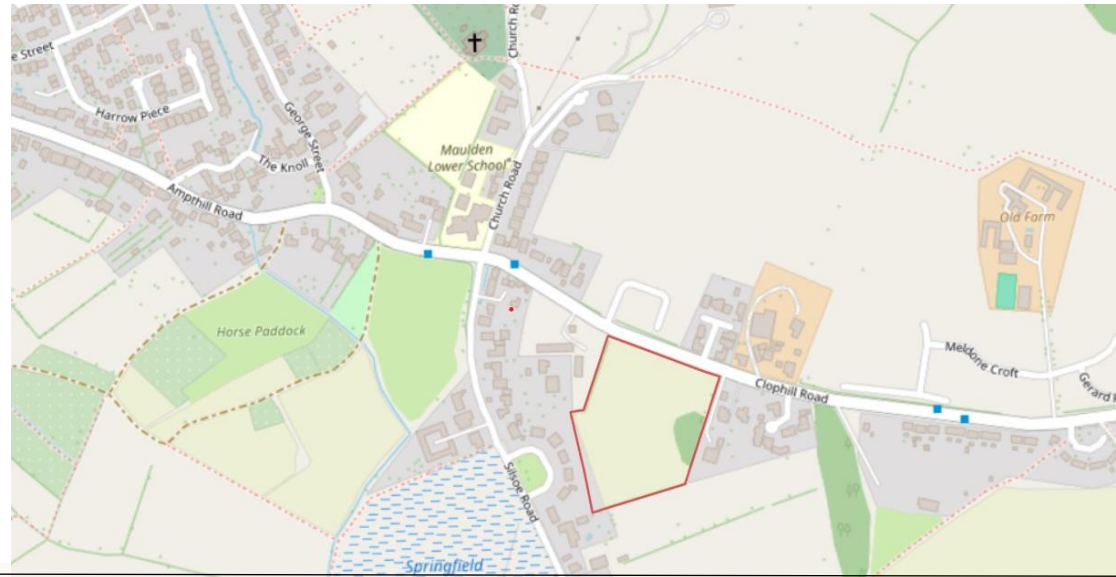
DESCRIPTION

The site extends to 4.84 acres or thereby. It is a contained agricultural grazing land in the village of Maulden, Bedfordshire.

The site is accessed off Clophill Road and has a slight gradient to the south west. To the east and west there are existing housing developments. There are no buildings on the site. There is a small area of woodland in the eastern boundary.

LOCATION

The site is located 17 miles from Milton Keynes, 11 miles from Bedford and 8 miles from Junction 13 of the M1.



PLANNING

HISTORY

The land was subject to a planning appeal dismissal on the 31st January 2025.

Planning Inspectorate Ref:
APP/P0240/W/24
/3347214

Full details from the agent.



TERMS

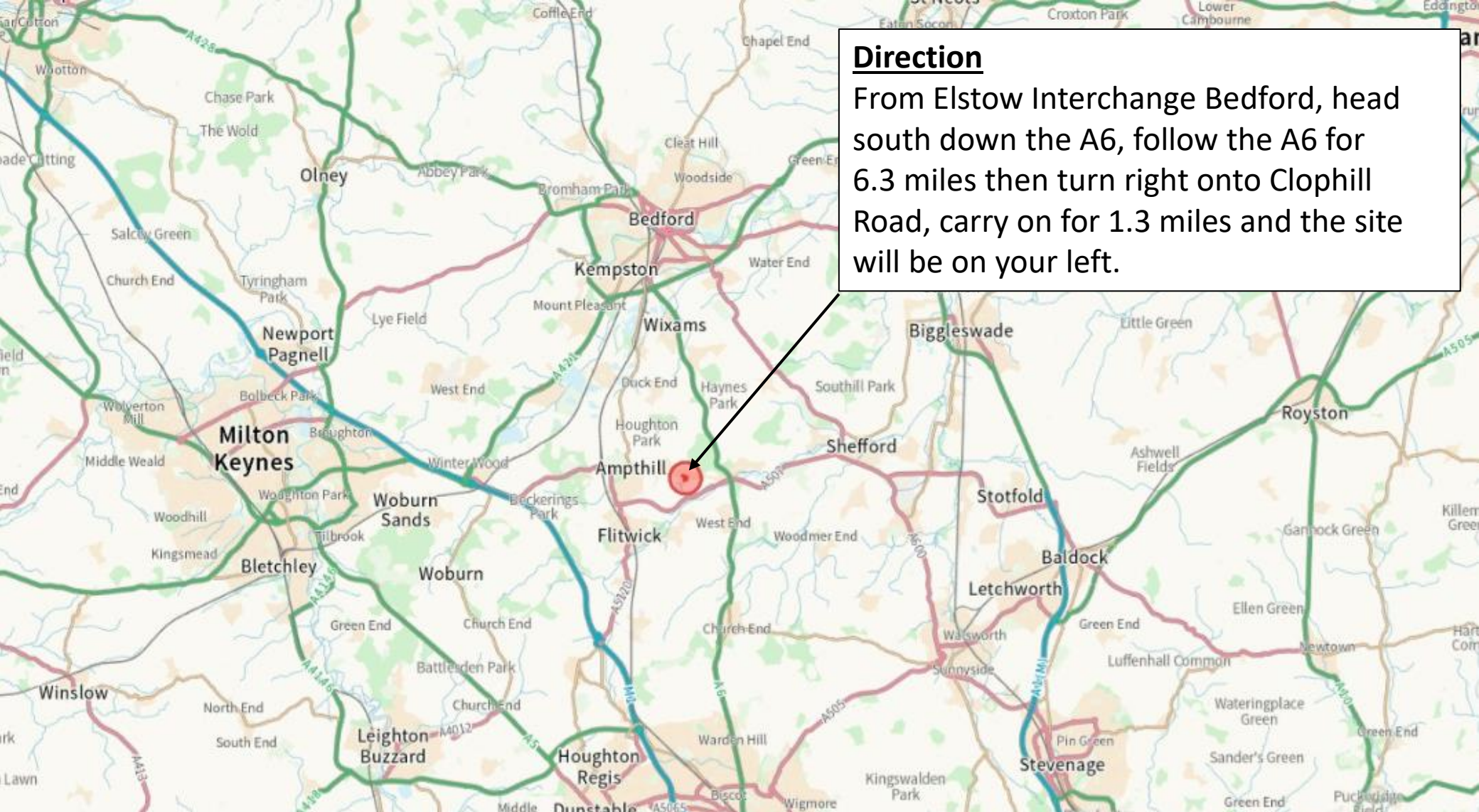
Expressions of Interest are invited for either a Promotion Agreement or an Option to include the following:

- Percentage – Discount/share of land sale/proceeds
- Period of agreement
- Deductible planning promotion and other costs (with caps)
- Minimum land value per Net Developable Acre (NDA)
- Premium(s) to be paid to the landowner
- Confirmation of payment of landowner's professional fees

Inspection of the land strictly by appointment with Davies & Co.
Offers should be submitted to:

Email: info@daviesandco.co.uk

Tel: 01536 524808



Direction

From Elstow Interchange Bedford, head south down the A6, follow the A6 for 6.3 miles then turn right onto Clophill Road, carry on for 1.3 miles and the site will be on your left.

CONTACT

Davies & Co.
31-33 Victoria Street,
Kettering, NN16 0BU

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