

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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LOCATON & DESCRIPTION

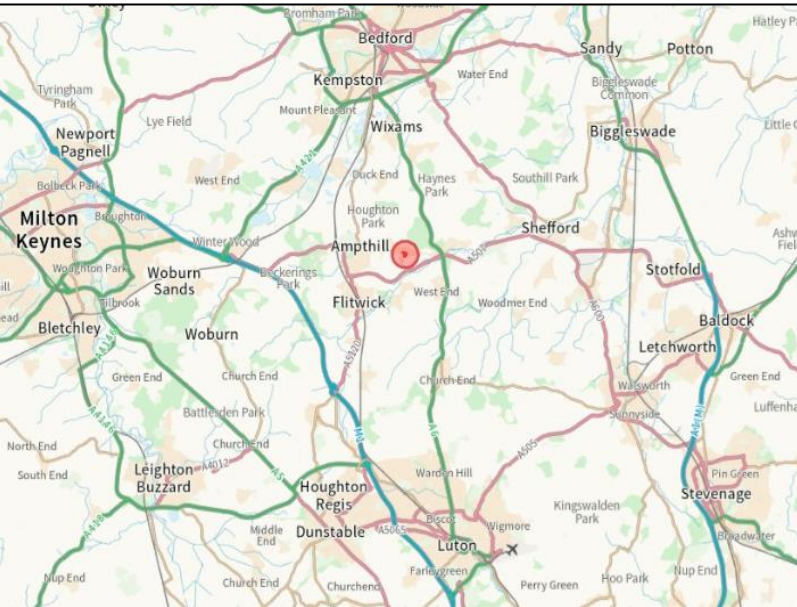
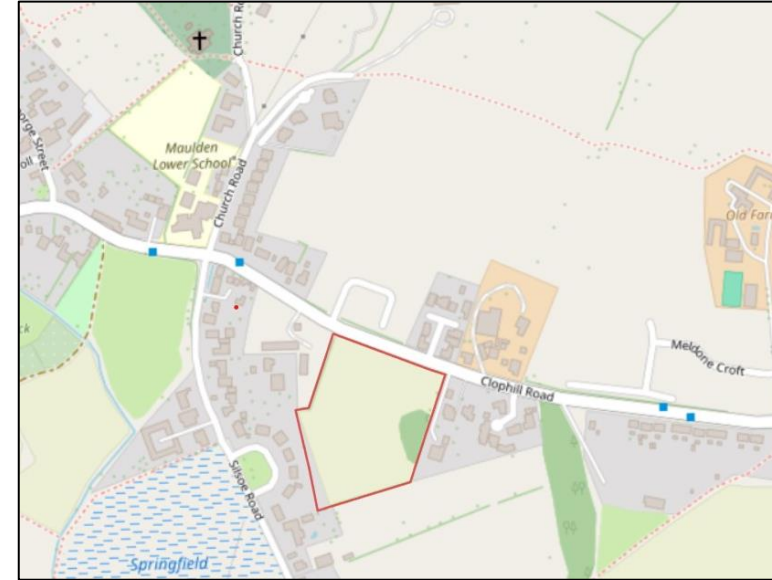
The site extends to 4.84 acres, located in the village of Maulden, South Bedfordshire, accessed off Clophill Road and has a slight gradient to the southwest. To the east and west there are existing housing developments. There is a small woodland spinney on the eastern boundary.

PLANNING HISTORY

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

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

Central Bedfordshire Council 'Call for Sites' has identified the land for a further assessment process, to determine whether it could be considered for future development. **Ref 136276**



TERMS

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

- Percentage Discount Landowner/ Developer
- Period of agreement, Longstop date
- 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