

For Sale

Commercial Development Land

Prime Employment Site

Bell Farm, Kempston, Bedford, MK43 9AT



- Approximately 44.4 Acres (18 Ha)
- Allocated for B1 and B8 uses
- Substantial frontage to the A421 and A428
- To be sold by Informal Tender, initial submissions by 30th August 2013

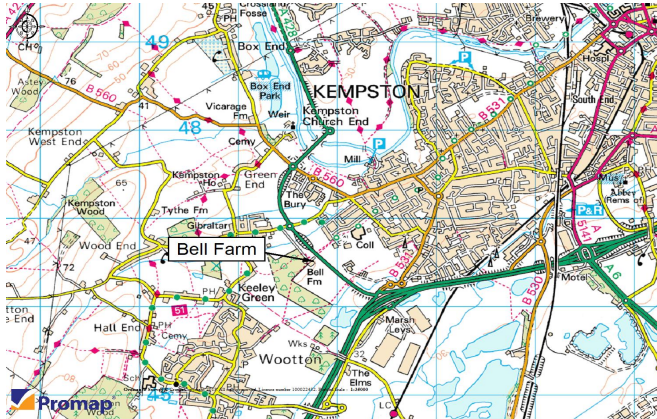
On the instructions of



BEDFORD
BOROUGH COUNCIL

Bell Farm, Kempston, Bedford, MK43 9AT

Location



The site is situated in a prominent location at the Marsh Leys junction of the A421 and Bedford Western Bypass (A428), directly opposite Marsh Leys Distribution Centre whose occupiers comprise Asda (385,000 sq ft), Sainsburys (460,000 sq ft) and Argos (656,000 sq ft).

The site benefits from direct access to the dual A421 whilst also benefitting from a substantial frontage to both the A421 and Bedford Western Bypass (A428). The site is strategically located, being within 7 miles east (8 minutes) of junction 13 of the M1 and 11 miles west (12 minutes) of the A1(M). Bedford mainline railway station is within 4 miles (11 minutes).

Bedford benefits from a fast and frequent train service to Luton and Gatwick Airports, London and St Pancras International Eurostar terminal (fastest journey time 40 minutes) together with direct Midland mainline trains north to Leicester, Nottingham, Sheffield, Derby and beyond.

Description

The site extends to approximately 44.4 acres (18 Ha) gross and is shown, for identification purposes only, edged red on the accompanying aerial photograph.

The site comprises mainly agricultural land with a farmhouse and farm buildings (excluded from the sale) on the north west boundary. The site slopes in a northerly direction and is bordered to the east by the new Bedford Western Bypass (A428) and to the south by the A421 dual carriageway.

The south west corner of the site bounds a reservoir which is within the ownership of Bedford Borough Council but is excluded from the sale.

Town Planning

The site has recently been allocated for employment use within the Bedford Borough Council Allocations and Designations Plan permitting development within Use Classes B1 (Business) and B8 (Storage & Distribution).

Informal discussions with the Local Planning Authority indicate they will support large scale B8 (Storage & Distribution) development.

Tenure

Freehold.

Part of the site to be sold is subject to a Farm Business Tenancy. Vacant possession of the grazing land which forms part of the tenancy can be secured upon serving 12 months notice. It is expected the farmhouse, gardens and farm buildings will be retained by the tenant and are therefore excluded from the sale. Plans showing the areas affected are posted on the website.

Sale Process

The site is to be sold by informal tender with initial responses to an Expression of Interest Questionnaire (EoIQ) required by 12 noon Friday 30th August 2013.

Short listed parties will be invited to submit best and final offers by 12 noon Friday 27th September 2013.

Information Website

Further information is available at www.bedforddevelopments.com including relevant surveys, a planning overview and tender documentation.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Dan Jackson
Lambert Smith Hampton
01582 450444
djackson@lsh.co.uk

Lloyd Spencer
Lambert Smith Hampton
01582 450444
lspencer@lsh.co.uk

August 2013

**Lambert
Smith
Hampton**

01582 450 444
www.lsh.co.uk

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