

DEVELOPMENT OPPORTUNITY FOR SALE

On instructions of
Central Bedfordshire
Council

Houghton Lodge,
Houghton Close, Ampthill,
Bedford MK45 2TG

- Freehold development opportunity for sale in Ampthill, Bedfordshire.
- c. 2.88 acres (1.17 ha)
- Brownfield land suitable for residential, senior living, care home or alternative uses (subject to planning).
- 2.4km from Flitwick Railway Station, providing direct services to London St Pancras.
- Offers invited for the Freehold interest with full vacant possession.



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SUBJECT TO CONTRACT

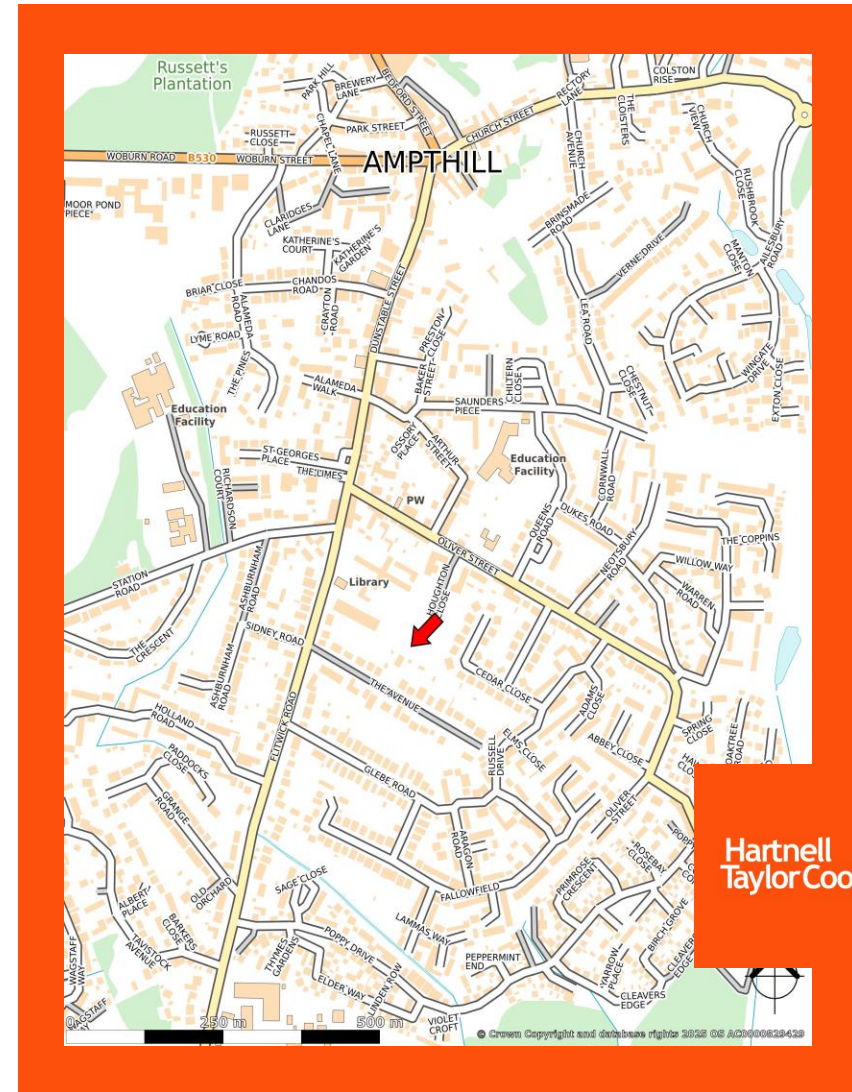
The above site outline is for identification purposes only.

FOR SALE

Houghton Lodge, Houghton Close, Ampthill, Bedford MK45 2TG

Location

- Ampthill is a historic market town in Central Bedfordshire with a vibrant town centre, strong local amenities, and good regional connectivity. It lies 2km north of Flitwick, 10km south of Bedford, 15km north of Luton, and 15km east of Milton Keynes.
- The site lies to the east of Flitwick Road, accessed from Houghton Close off Oliver Street, a short walk from Ampthill town centre's shops, cafés and services. It extends to c.2.88 acres (1.17 ha) and is a cleared brownfield parcel, formerly housing CBC's Houghton Lodge offices and the Ampthill Day Centre.
- **Transport Links:** The A507 runs east-west past Ampthill, linking M1 J13 and crossing the A6 nearby. Rail services are via Flitwick station (c.2 miles), with direct Thameslink trains to London St Pancras min journey time 41 mins.
- **Surrounding Area & Facilities:** The immediate area is a mix of established residential streets and community/health uses. Ampthill town centre's Georgian high street offers independent shops, cafés, pubs and regular market activity. Nearby green space includes Ampthill Great Park and Coopers Hill nature reserve. Local facilities include Ampthill Health Centre, Houghton Close Surgery the Ambulance Station, Ampthill Library and the Lavender Court extra-care scheme.
- Education is well served with local primary schools nearby including The Firs Lower School & Russel Lower School, as well as Redborne Upper School/Sixth Form, for secondary education. Wider retail and leisure facilities are available in Flitwick and Bedford. The site is partly within a conservation setting and adjoins The Cedars, a listed residential development.
- **Access:** Vehicular access is via Houghton Close (private road off Oliver Street).



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Description

The total site measures approximately 1.17 hectares (2.88 acres) and is a cleared brownfield parcel formerly occupied by CBC's Houghton Lodge offices and Ampthill Day Centre.

Access is from Houghton Close off Oliver Street, east of Flitwick Road. The setting is partly within a conservation area and adjoins The Cedars. Ampthill Library and Lavender Court.

Central Bedfordshire Council is progressing land-swap arrangements with adjoining land owners to secure the freehold of Houghton Close access road, with both parties retaining rights of access and services. It is anticipated that the purchaser of Houghton Lodge will deliver the widening of Houghton Close with adoptable footways to highway standards and dedicate the upgraded route for adoption as public highway (subject to consents).

The blue line on the site identification plan indicates the proposed location of a temporary access route requested by Ampthill Town Council (subject to practicality), until such time as works commence on site.

Site Area

Site Area	2.88 acres	1.17 hectares
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Tenure

Freehold. The boundaries of the site are outlined in red on the OS extract for identification purposes only.

Data Room

A link for the data room will be supplied via the marketing agents upon application. Please note that the contents are for information purposes only and are not to be relied upon. It includes:

- Title Register and plan
- Site Survey Information
- Planning Information
- Arboricultural Impact Assessment
- Heritage Statement
- Transport Statement
- Existing Site plan
- Drone images
- Bid Pro-Forma
- FRA & Drainage Strategy Report
- Ground Investigation Report
- Arboricultural Report & Tree Constraints Plan
- Demolition certificate of PC
- Bat Roost Assessment
- Previous building photographs
- Site plan post land swap



The above plan is for identification purposes only.

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Sale by Informal Tender

Offers will be sought for the freehold interest with full vacant possession.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

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