

Land at Moulsoe Road

Freehold | Consented
Development Land

Cranfield Airport, Cranfield, Bedfordshire

3.5 Acres (1.4164 Hectares)



For sale | £2,500,000
By online auction



Amenities



Freehold



Planning Consent



Sold by Online
Auction

Land at Moulsoe Road

3.5 Acres

The site of predominately triangular shape with a long frontage to Moulsoe Road. Of particular note and interest, it has direct access onto Cranfield Airport. Title No: BD353403.

The land has been granted detailed Planning Permission (CB/23/00409/FULL) for the development and erection of a Research and Development Building (eVTOL House) with a separate logistics building and access formation.

The consent provides for a total built area of 3,366 sq.m / 36,300 sq.ft.

Full details of the consent area available via Central Bedfordshire Planning portal. We understand that the consent requires the buildings to be used in conjunction with each other.

Location

Positioned in a rapidly growing corridor between Milton Keynes and Bedford, this strategically located parcel of land lies immediately north of Cranfield Airport, with Cranfield University, the Aerospace Technology Institute, the Nissan Technical Centre and Cranfield Innovation Centre in close proximity. The land offers an immediate and exceptional development opportunity.

With excellent connectivity via the A421, M1, and A1, and proximity to the Cranfield University Technology Park - a major innovation and aerospace research hub - this development is ideally suited for businesses looking to benefit from access to cutting-edge research, aviation infrastructure, and a highly skilled workforce.

Cranfield Airport's ongoing investments in aviation research and development, combined with the region's ambitious growth plans, enhance the long-term value of the area. The site also benefits from a semi-rural setting with panoramic views, while remaining close to key urban centres.

Whether you're seeking a logistics hub, R&D campus, or a strategic land investment, this location offers a rare blend of accessibility, innovation and future potential.

Locations

Bedford: 12.5 miles

Milton Keynes: 7 miles

M1, J13: less than 4 miles

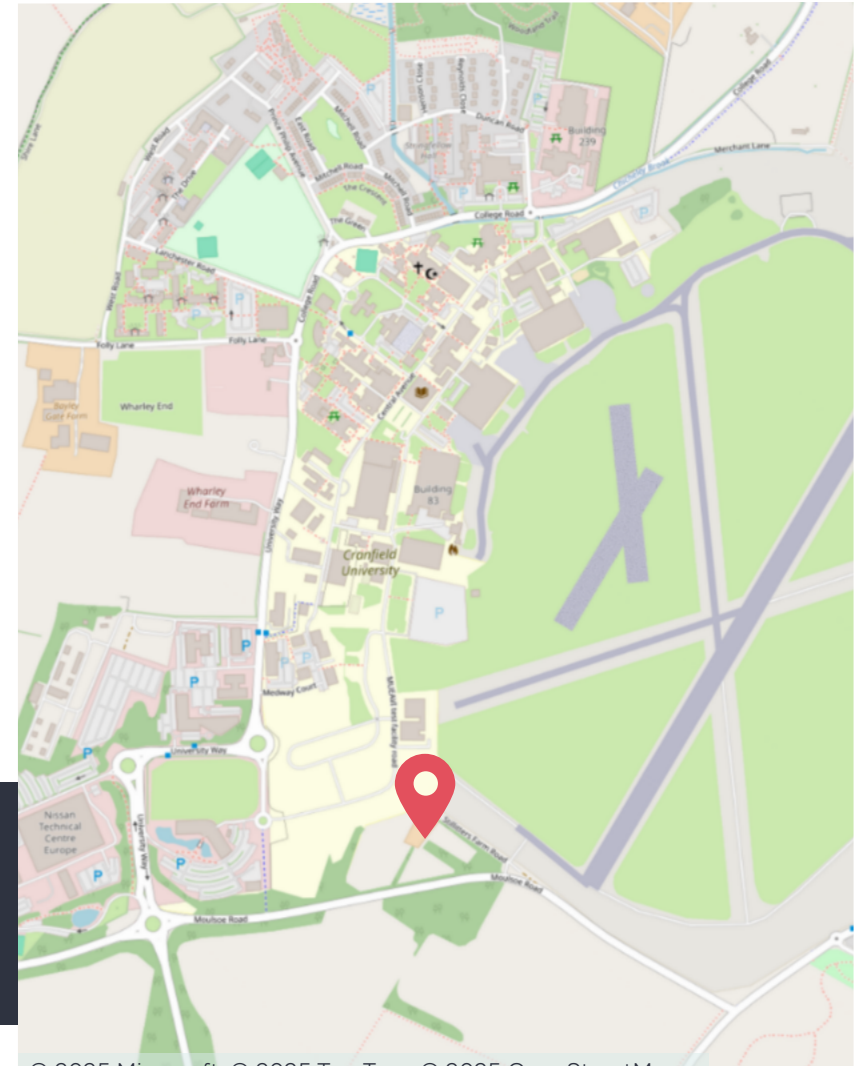
Nearest station

Bedford: 12 miles

MK Central: less than 8 miles

Nearest airport

London Luton: 20 miles





Cranfield University award over 6% of the UK's engineering and technology PhD's every year.



60 Science, technology & knowledge-based businesses within the immediate vicinity, from start-ups to internationally recognised brands.



R & D expenditure performed in the East of England, south east and London totalled £34.4 billion, 52% of the total.



A variety of cafes, shops and restaurants are available within Cranfield Technology Park & University.

Accommodation

eVTOL House

The design is for an eVTOL assembly workshop which is situated between staff welfare facilities, machinery workshops and a 'shopfront' show room where potential clients can view and explore a 1:1 mock-up.

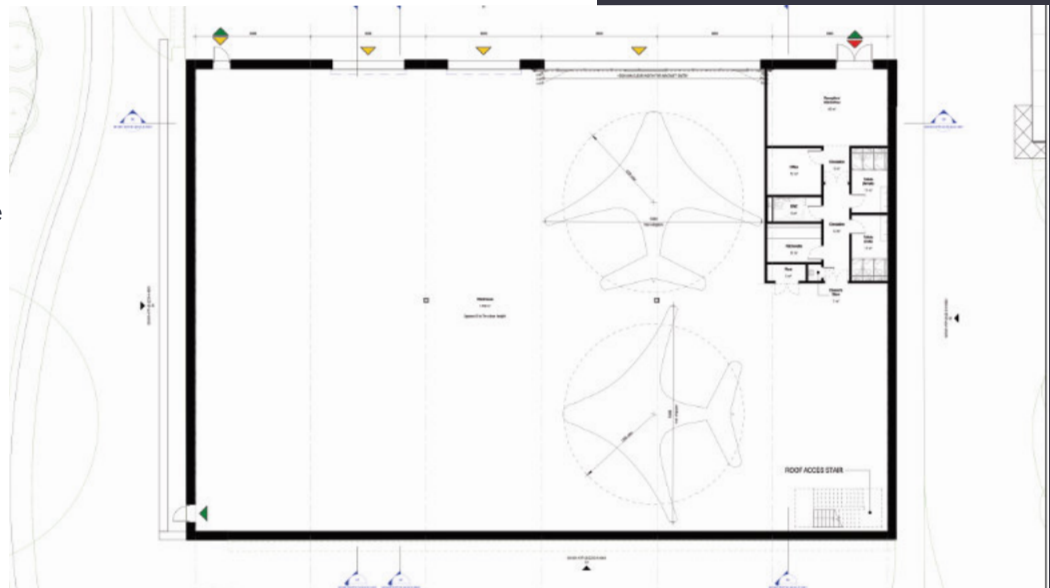
The first floor houses open plan offices for employees along with auxiliary areas for staff with various offices and meeting rooms overlooking the assembly floor below.



Logistics Building

The logistics building lends itself to an efficient grid layout to accommodate both loading bays for transport vehicles and flexible storage layouts.

The building also accommodates auxiliary and welfare area for employees.



Further information

Guide Price

£2,500,000.

For the sale by online auction (subject to sale prior, reserve and conditions).

Tenure

Freehold.

Deposit

The balance of the 10% deposit shall be transferred by the buyer to their solicitor for onward transmission by 12 noon the following working day to the seller's lawyer. It is therefore essential that you instruct your solicitor ahead of the auction.

Buyers Fees

The purchase of this property is subject to a combined buyer and admin fee of £13,300 plus VAT (£3,300 + £10,000) as stated on the auction listing. These fees will be automatically collected at the end of the auction from the registered payment card.

In addition, the buyer will be required to reimburse the cost of the searches, being £2,000 plus VAT in addition to the contract price collected via the lawyers on completion.

Finance Your Purchase

If you require advice on how to finance a purchase through Auction, please go to www.cherrystreetfinance.com our trusted partners, or ask our team for further details.

Condition of sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid.

There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Plans and Boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

Further information

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Public Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

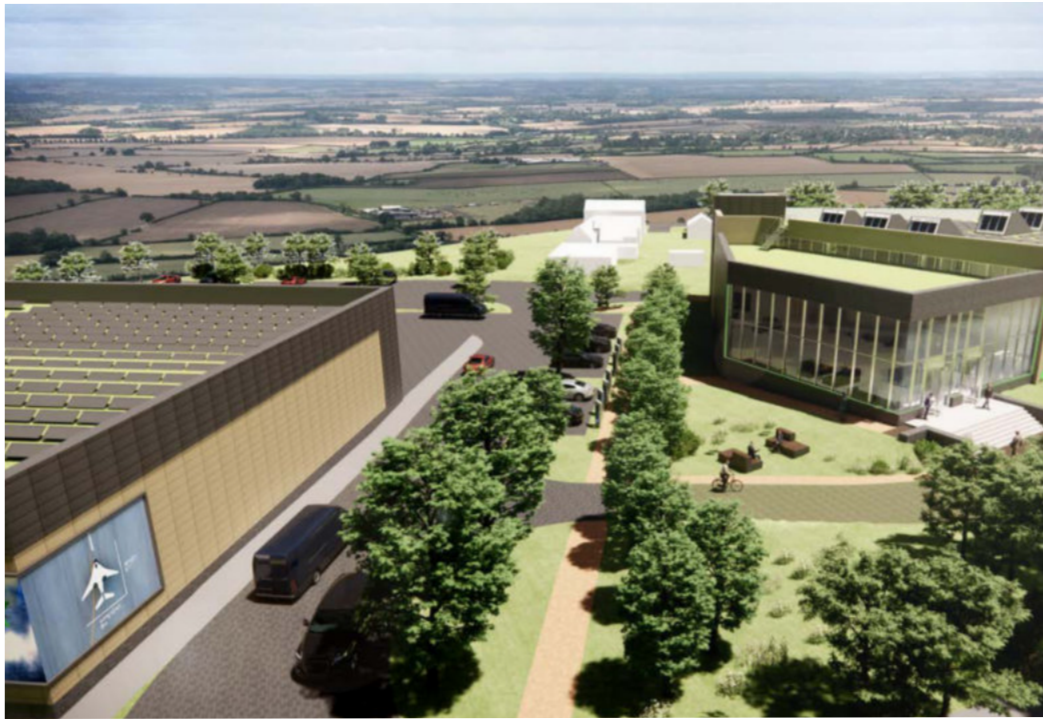
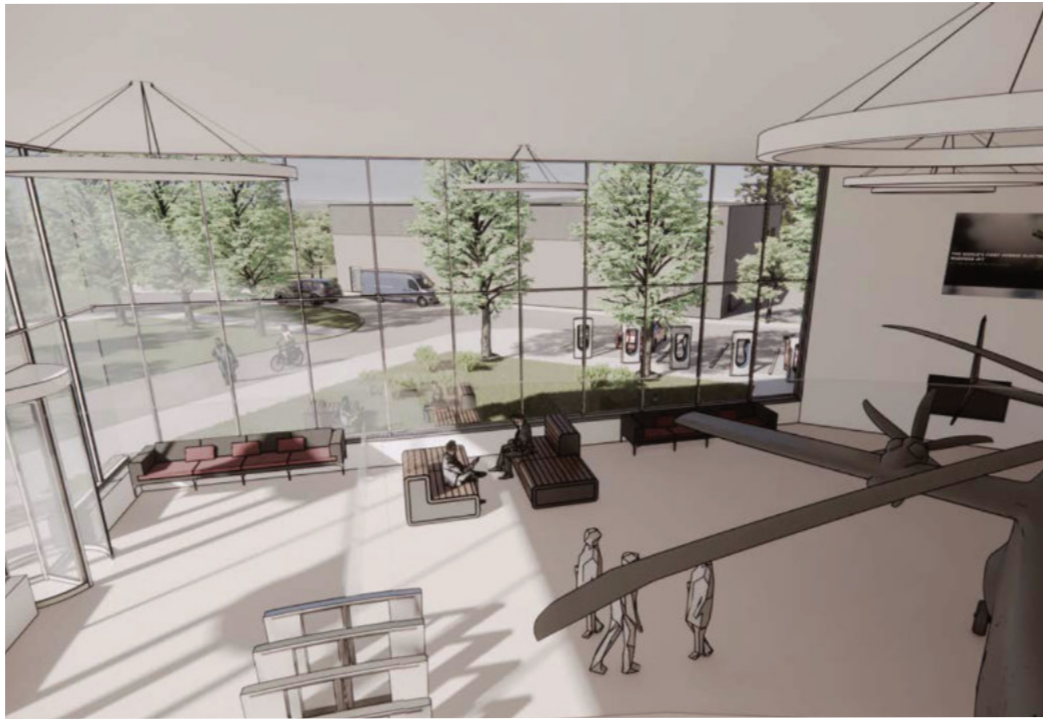
Strictly by prior arrangement with the sole agents.

Location

Address: Consented Development Land, Moulsoe Road, Cranfield Airport, Cranfield, Bedfordshire.

What3words: ///older.saves.appoints





Consented Development Land, Moulsoe Road, Cranfield Airport, Cranfield, Bedfordshire

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated June 2025. Photographs dated February 2025.



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