



A Development Opportunity  
Deadmans Cross  
Haynes  
SG17 5QQ

**Taylor & Co**  
LAND & PROPERTY CONSULTANTS

We are excited to offer this development opportunity subject to planning in the hamlet of Deadmans Cross which is about equidistant between Bedford and Shefford.

The site contains a commercial building with a class Q consent for its conversion into three units.

A pre app planning enquiry has been made and responded to which advises on the Council's view of demolishing the commercial unit and replacing it with three road front detached one and half story new homes.

Each unit is around 150sqm, and we predict the sites Gross Development Value could be in the region of £1.8m.

We are asking for conditional offers based on a guide price of £450,000.

This site is of interest to fledgling developers and builders who require a hands-on project starting from the very start of the planning process who can go on to buy and develop the land.

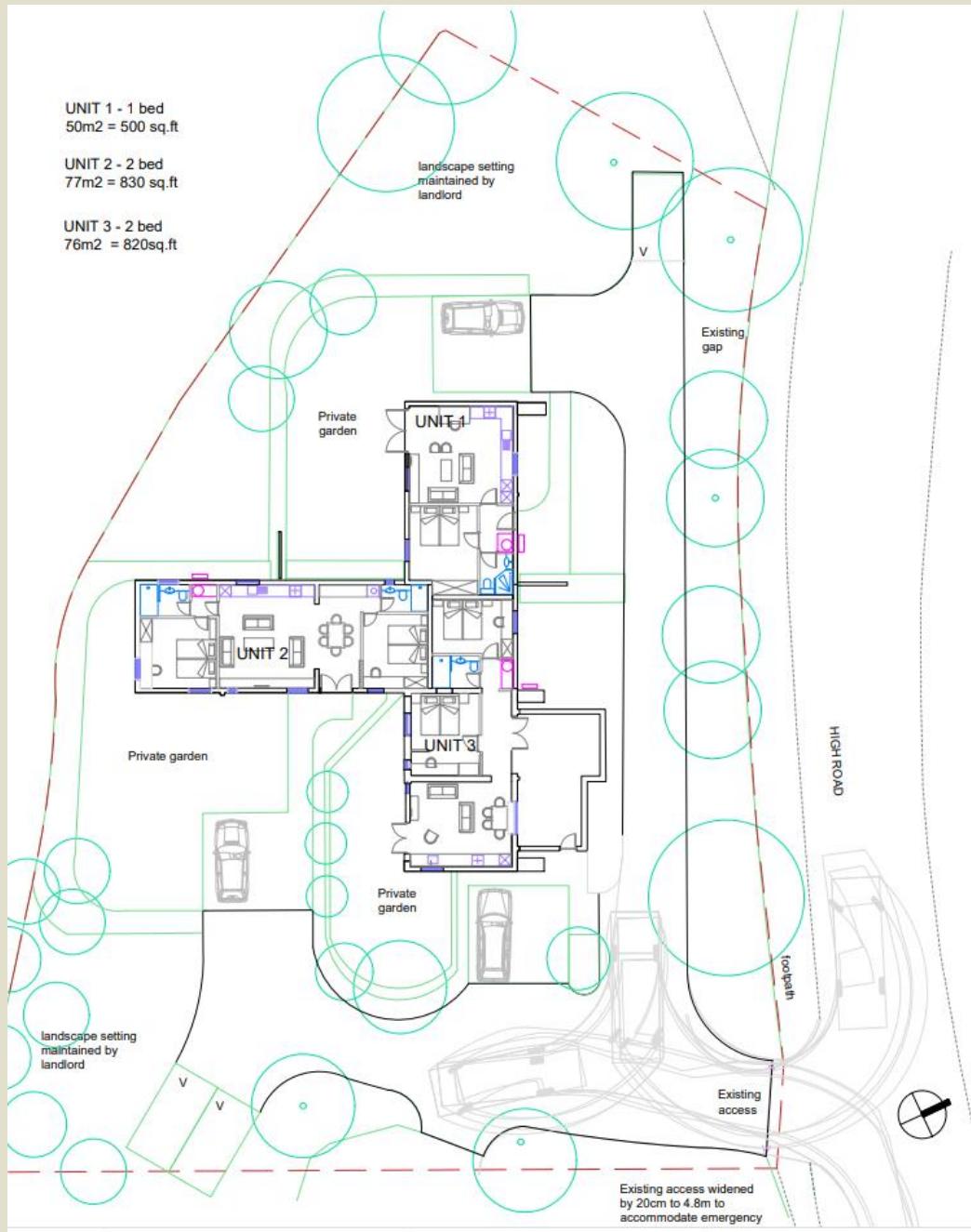


Deadmans Cross, Haynes



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Proposed Floor Plans of the three units





Guide Price      **£450,000**

Local Authority - Central Bedfordshire Council

Tenure - Freehold

Viewing

Strictly by appointment only.

Agent - Taylor & Co – 01234 391099

Important Notice

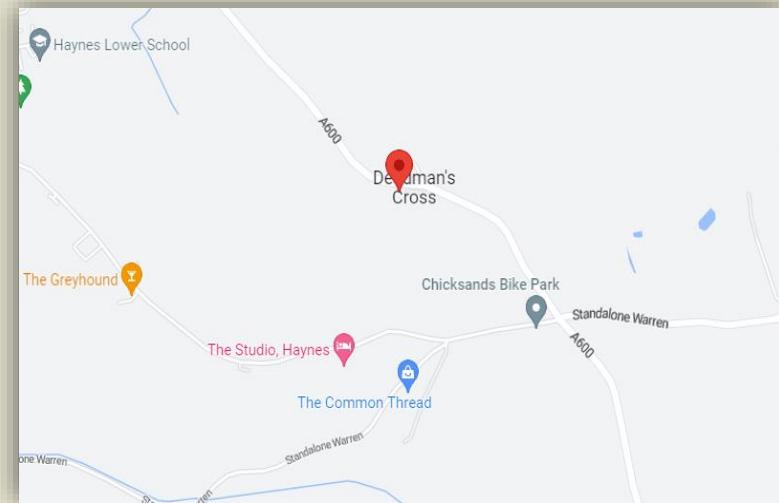
The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever.

None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



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