

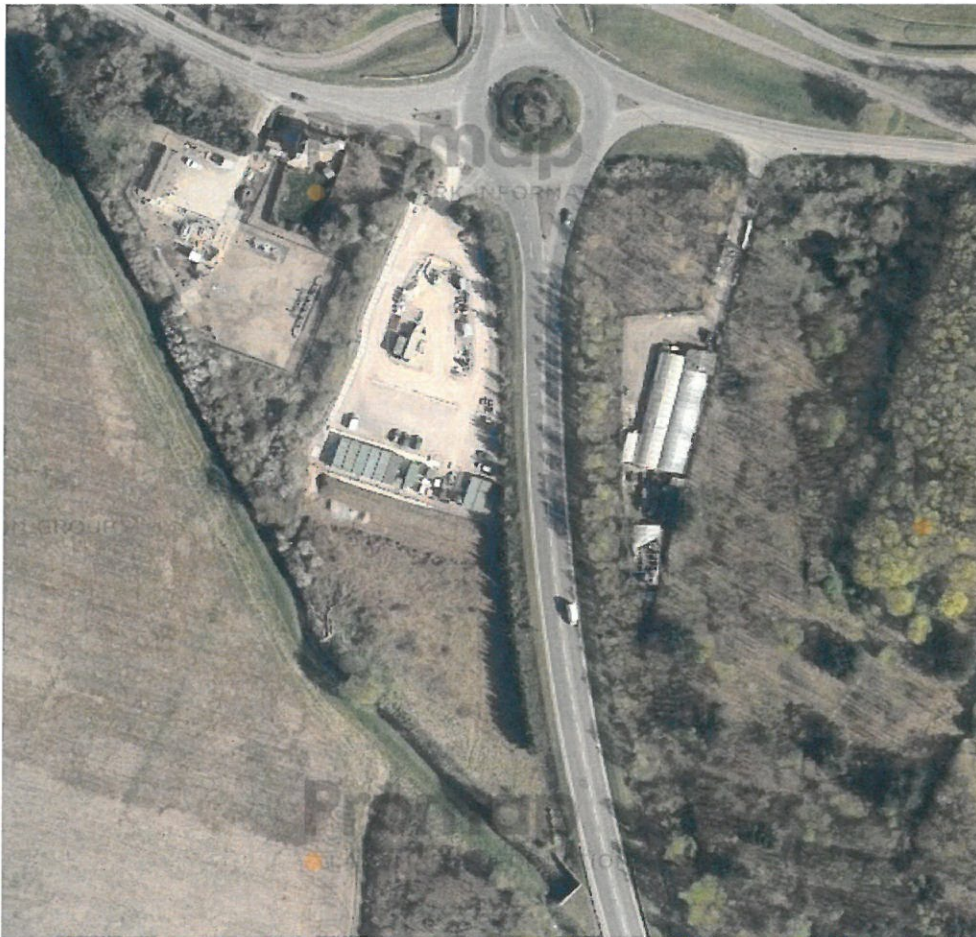
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LAND FOR SALE STOTFOLD ROAD ARLESEY BEDFORDSHIRE



**Site Area 2.55 acres approximately
1.03 hectares**

- **Prominent Location**
- **Open Site Use Subject to Planning**

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Company Registration No. 3445835

Stotfold Road Arlesey

LOCATION

The site is to the east of Arlesey on the roundabout junction of the bypass road which is the A507 Arlesey Road joining with Stotfold Road. The site is to the south side of Stotfold Road.

DESCRIPTION

The site is roughly triangular in shape with an access point that joins the roundabout to the northeast side of the site. The ground is reasonably level. A previous short-term storage use involved some groundwork to provide a robust surface for storage requirements.

MEASUREMENTS

The site area is estimated at 2.55 acres (1.03 hectares) subject to verification by site measurement.

SERVICES

There are no services connected to the site at present.

PLANNING

There is currently no planning on the site.

PURCHASE

The owner is willing to consider an outright sale of the ground at a figure in excess of £500,000 subject to contract for the freehold interest with vacant possession.

The owner is also willing to enter into a joint agreement to enhance the potential of the site for development with discussions as appropriate with an interested purchaser.

LEGAL COSTS

Each party to bear their own legal costs.

Stotfold Road Arlesey

VAT

Purchasers should satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

POSSESSION

Upon satisfactory completion of legal documentation.

VIEWING

Further information: Cliftons 01767 312131

Red outline shows the site as taken from the ownership title.

