



## **Land to the rear of 115 Cotton End Road, Wilstead, Bedford**

**£200,000.00 – Guide Price**

**We are pleased to offer for sale, subject to the renewal of a Planning Permission, this attractive well located building plot. The land had the benefit of Planning Permission until May 2019 for the construction of a two storey house.**

**The plot is approximately 0.15 of an acre and is situated in a quiet lane off Cotton End Road.**

**Offers are invited for the freehold interest of the plot based on the Guide Price.**

**Please note this is a guide price not an asking price.**



















# BEDFORD BOROUGH COUNCIL

*Borough Charter granted in 1166*



*Chief Executive: P. J. Simpkins*

## TOWN AND COUNTRY PLANNING ACT 1990

### TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER

APPLICATION NO: 16/01087/OUT Outline Application

To: Michael Hornsby & Co  
c/o Mr Michael Hornsby & Co  
23 Adelphi Street  
Campbell Park  
Milton Keynes  
MK9 4AE

**Bedford Borough Council** **HEREBY GRANTS OUTLINE PLANNING PERMISSION** for the development as set out below and in accordance with the application and plans validated on 31 May 2016.

**APPLICANT :** Michael Hornsby & Co

**LOCATION :** Land To R/O 115 Cotton End Road Wilstead Bedford Bedfordshire MK45 3DD

#### **PARTICULARS OF DEVELOPMENT :**

Outline application with all matters reserved for the erection of a two storey detached dwelling

**Failure to comply with the conditions overleaf may result in legal action. Please check these carefully as they may require the submission of and agreement to further details before any work commences.**

**PLEASE NOTE:** This permission is granted under the Town and Country Planning Act 1990. It does NOT confer permission that may be required under any other legislation; e.g. the Building Regulations. Therefore, the applicant is advised to check the need for further authorisation before starting work.



Signed:

P Rowland  
Assistant Director (Planning)

Permission Date: 18 July 2016

Borough Hall,  
Cauldwell Street, Bedford MK42 9AP  
Telephone (01234) 267422 Fax (01234) 718084

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01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
REASON: In accordance with Section 91 of the Town and Country Planning Act 1990, to prevent the accumulation of unimplemented planning permissions.
02. The development shall be carried out in accordance with the plans and documents listed on this notice.  
REASON: For the avoidance of doubt.
03. Not to commence the development without having obtained the written approval of the Local Planning Authority to the details of the access, appearance, landscaping, layout, scale (hereinafter called 'the reserved matters'). The development shall thereafter be carried out in accordance with the approved details.  
REASON: To enable the Local Planning Authority to exercise control over the layout, appearance and means of access to the proposed development and to ensure compliance with saved Policies BE29, BE30, BE31, BE37, BE38 and T15 of the Bedford Borough Local Plan 2002 and Policy CP21 of the Core Strategy and Rural Issues Plan 2008.
04. No development shall take place until a scheme for the provision of surface water attenuation and associated water storage works has been submitted to and approved in writing by the Local Planning Authority including a timetable for the works. The works shall thereafter be carried out in accordance with the approved scheme.  
REASON: To ensure satisfactory drainage of the site and in accordance with saved Policy U2 of the Bedford Borough Local Plan 2002. The Local Planning Authority is satisfied that the timing of compliance is fundamental to the development permitted and that the permission ought to be refused unless the condition is imposed in this form.

**IMPORTANT PLEASE NOTE THE FOLLOWING ADVICE :-**

In dealing with this application, the local planning authority, where possible, has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. The issues that were the focus of that process are set out below. Where it has not been possible, within the set time for dealing with the application, to achieve a positive outcome, the reasons for refusal or conditions imposed on any permission have been fully explained in this Notice.

**Community Infrastructure Levy (CIL)**

The Council's Community Infrastructure Levy came into force on 1<sup>st</sup> April 2014. Please note that your development may be liable for the Levy.

You will be required to submit a CIL Questions form with your Reserved Matters application at which time the amount of CIL due will be calculated.

If you have any queries please email [CIL@bedford.gov.uk](mailto:CIL@bedford.gov.uk) or ring 01234 718574.

***Please note the application has been determined with the following policies taken into consideration and any relevant supplementary planning guidance:***

<b><i>Policy:</i></b> BE29	<b><i>Description:</i></b> Promotion of Good Design	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> BE30	<b><i>Description:</i></b> Control of New Development	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> BE37	<b><i>Description:</i></b> Overdevelopment	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> H38	<b><i>Description:</i></b> Residential Areas	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> BE31	<b><i>Description:</i></b> Urban Design Principles	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> BE38	<b><i>Description:</i></b> On and Off Site Landscaping	<b><i>Document:</i></b> Bedford Borough Local Plan
<b><i>Policy:</i></b> CP14	<b><i>Description:</i></b> Loc of development in Rural Policy area	<b><i>Document:</i></b> Core Strategy & Rural Issues Plan
<b><i>Policy:</i></b> T015	<b><i>Description:</i></b> Transport Investment priorities	<b><i>Document:</i></b> East of England Plan 12 May 2008

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**Policy:** U02      **Description:** Surface Water Drainage      **Document:** Bedford Borough Local Plan  
**Policy:** CP21      **Description:** Designing in quality      **Document:** Core Strategy & Rural Issues Plan  
**Policy:** H24      **Description:** Residential development in SPA villages      **Document:** Bedford Borough Local Plan  
**Policy:** AD1      **Description:** Sustainable development policy      **Document:** Allocations and Designations Local Plan

**Please note the following are the approved plan(s) detail(s):**  
**(If any further amendments are approved/refused following this decision you will need to check on our Website or contact the Local Planning Authority for details)**

**Plan type:**Location Plan      **Plan ref:** :P1      **V No:** V01      **Received:** 31-May-16  
**Plan type:**Block plan      **Plan ref:** :P2      **V No:** V02      **Received:** 31-May-16

**Date Determined by Officers (Delegated) 18 July 2016**

**Appeals:** To make an appeal online go to <http://www.planningportal.gov.uk/planning/appeals/>. Alternatively to submit by post please contact the Planning Inspectorate Customer Support Team on 0303 444 5000 or email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) to obtain paper forms and advice. **The applicant has a right to appeal against the Local Planning Authority's (LPA's) decision in accordance with the following:**

Householder Planning Applications	Other Planning Applications
<b>12 weeks</b> from the date of the decision notice.	<b>6 months</b> from the date of the decision notice, or  <b>6 months</b> from the expiry of the period which the LPA had to determine the application.
However, if an enforcement notice has been served for the same or very similar development the time limit is:  <b>28 days</b> from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.  <b>28 days</b> from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 12 weeks).  NB – if the LPA has failed to determine your householder planning application or you are appealing against the grant of permission subject to conditions to which you object, or your Householder application has an accompanying Listed Building application then please follow the time limits for <b>Other Planning applications</b> .	However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:  <b>28 days</b> from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.  <b>28 days</b> from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).  NB – the LPA determination period is usually 8 weeks (13 weeks for major developments and 28 days for non-material amendment applications). If you have agreed a longer period with the LPA, the time limit runs from that date.





## **Property Misdescriptions Act**

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys.