Land For Sale

105 HIGH STREET

Sharnbrook, Bedfordshire, MK44

Taylor and Co are pleased to exclusively market the freehold interest in two residential building plots located in a secluded position off the Old High Street in the village of Sharnbrook.

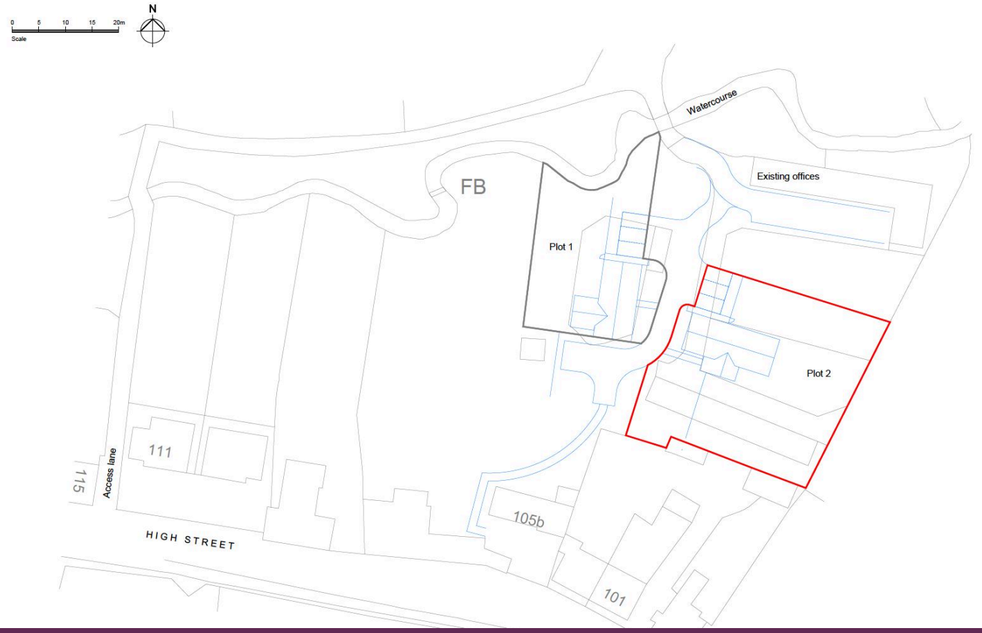
Guide Price on Application

Taylor&Co

Land & Property Consultants

01234 391099

glenn@taylorpropertyconsultants.com



Land At The Rear of 105 High Street

About the Site

The land to the rear of 105 High Street offers a rare residential development opportunity in a discreet and highly private village setting within Sharnbrook, Bedfordshire.

Accessed via a long private driveway crossing a bridged brook, the site enjoys a strong sense of seclusion while remaining within the village settlement and Conservation Area.

Full planning permission has been granted for the demolition of existing stables and the construction of two detached executive dwellings, providing over 4,600 sq ft of combined internal accommodation.

The site benefits from open views across surrounding fields, mature boundary planting and a peaceful outlook rarely found in a central village location.

The land is offered for sale freehold. Viewings are strictly by prior appointment.

Full planning permission is in place for two detached executive dwellings
Planning granted by Bedford Borough Council under reference 24/00378/FUL
Decision date: 19 June 2025

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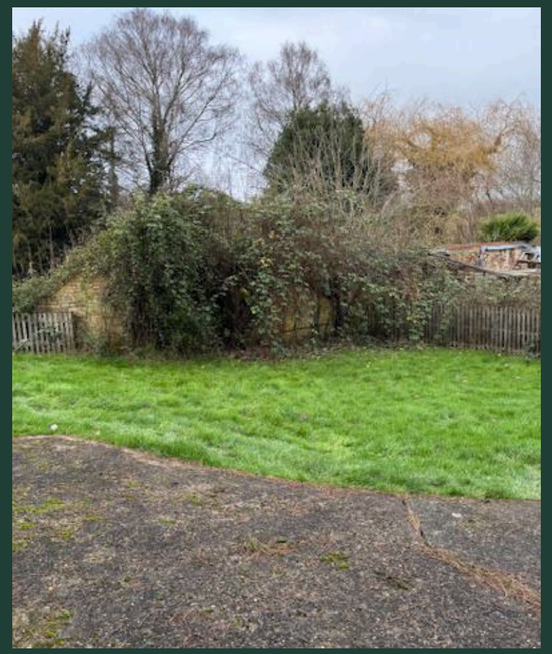

FIRST FLOOR
1 : 100

GROUND FLOOR
1 : 100

0 1 2 5
Scale bar 1:100

NOTES:

NOTE: NO DIMENSIONS TO BE SCALED FOR CONSTRUCTION. DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT RESERVED.

REV:	BY:	DATE:	DETAILS:

CHECKED BY: Checker DATE:

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www.colesarchitects.co.uk

Bank House, 2 High Street, Olney, Buckinghamshire MK46 4YY
t:01234 241758 e:proactive@colesarchitects.co.uk

PROJECT:
HIGH STREET SHARNBROOK

DRAWING TITLE:
PLOT 1 FLOOR PLANS

SCALE:	DATE:	BY:
1 : 100 @A3	-	AG

DRAWING NO: 18004 (D) 200 REVISION:

FIRST FLOOR
1 : 100

LOWER GROUND
1 : 100

0 1 2 5
Scale bar 1:100

NOTES:

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PROJECT:
HIGH STREET SHARNBROOK

DRAWING TITLE:
PLOT 2 FLOOR PLANS

SCALE:	DATE:	BY:
1 : 100 @A3	-	AG

DRAWING NO: 18004 (D) 205 REVISION:

FRONT ELEVATION
1 : 100

SIDE ELEVATION
1 : 100

REAR ELEVATION
1 : 100

0 1 2 5
Scale bar 1:100

SIDE ELEVATION
1 : 100

NOTES:

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PROJECT:
HIGH STREET SHARNBROOK

DRAWING TITLE:
PLOT 1 ELEVATIONS

SCALE:	DATE:	BY:
1 : 100 @A3	-	-

DRAWING NO: 18004 (D) 210 REVISION:

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Land At The Rear of 105 High Street

Important Information

Local Authority : Bedford Borough Council

Tenure : Freehold

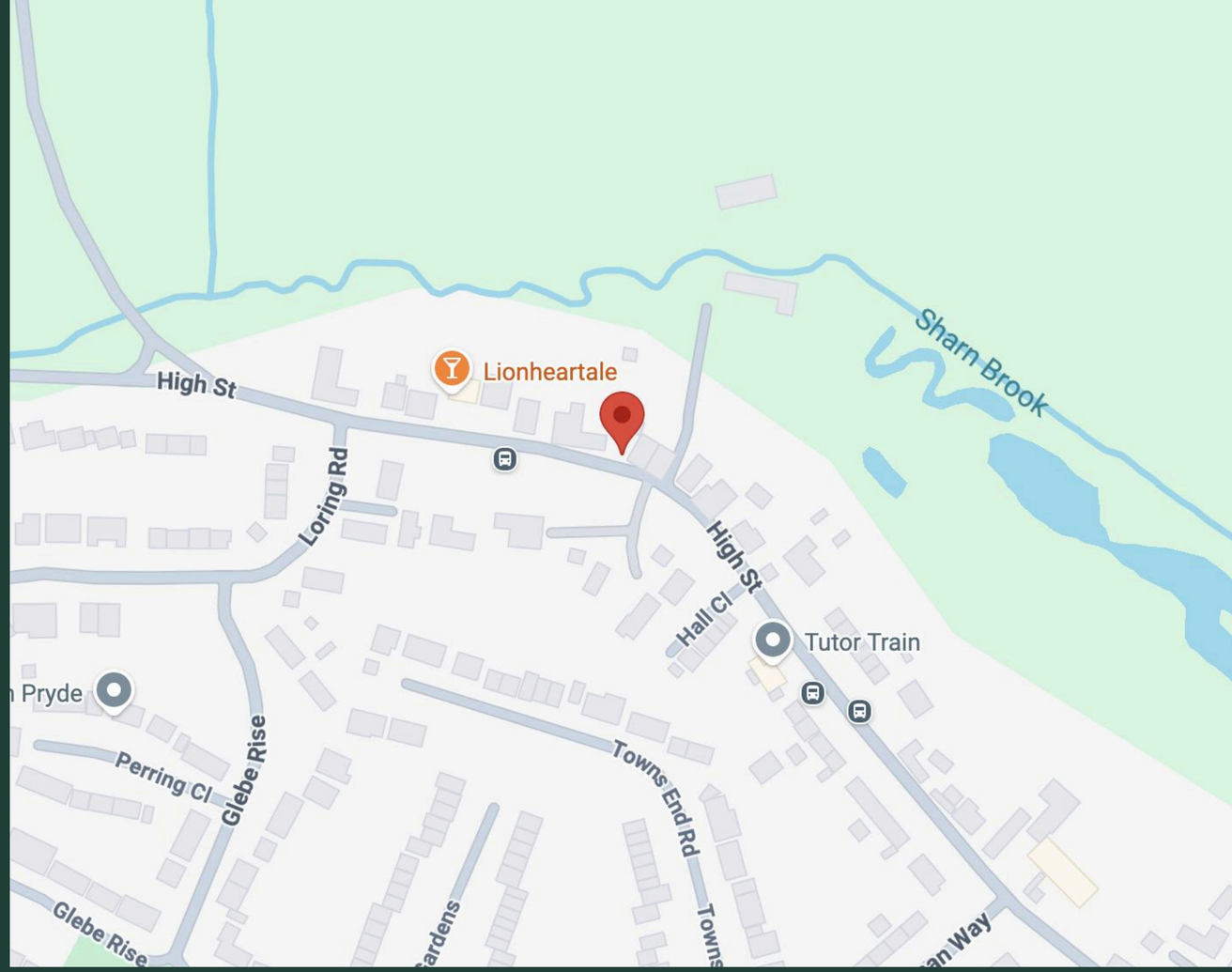
Services : Interested parties are advised to make their own enquiries

Viewing : Strictly by appointment only

Agent : Taylor & Co Land and Property Consultants
Glenn Taylor – 01234 391099
Land and Development Department

VAT

No VAT will be added to the purchase price



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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Wellington House, 51 Days lane, Biddenham, Bedford, MK40 4AE

Get in touch.

We’re looking forward to hearing from you!