

# 3.5 Acre Land & Premises

**Rarely Available Freehold Opportunity**

Yard & Premises, Barton Road, Kitchen End, Silsoe, Bedfordshire, MK45 4QT

**FOR SALE**

**S.R. Wood & Son**

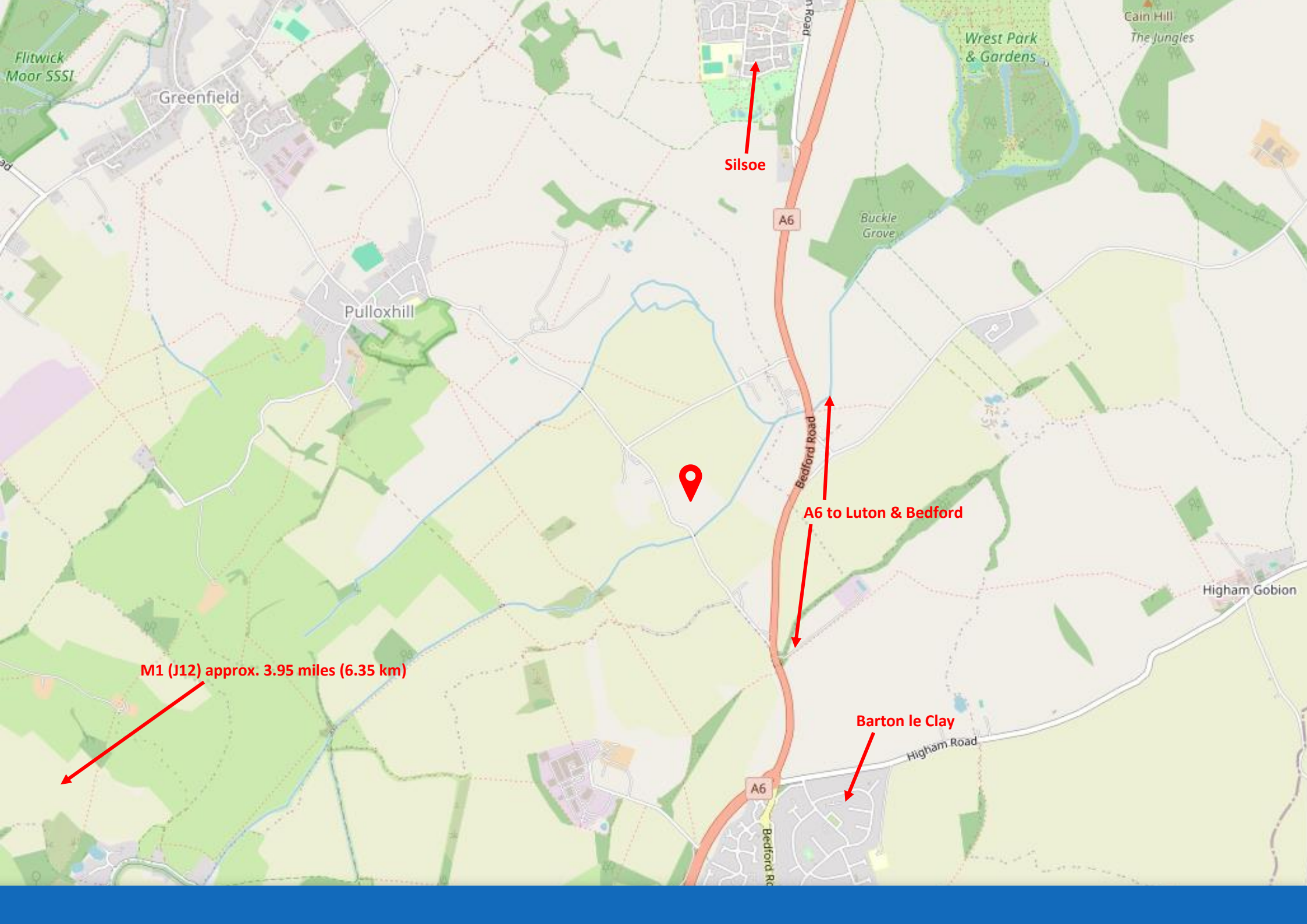
Est. 1981

**01582 401 221**

[www.srwood.co.uk](http://www.srwood.co.uk)







Silsoe

A6

Bedford Road

A6 to Luton & Bedford

Barton le Clay

M1 (J12) approx. 3.95 miles (6.35 km)

Higham Gobion

Wrest Park & Gardens

Buckie Grove

Greenfield

Pulloxhill

Flitwick Moor SSSI

Cain Hill  
The Jungles

## LOCATION:

The subject site is located between the Bedfordshire villages of Silsoe and Barton le Clay. Major nearby towns include Bedford to the north; Luton to the south; Flitwick and Ampthill to the west; and Hitchin to the east.

Situated off Barton Road, the site is less than a kilometre from the A6 (leading to Luton and Bedford). Further afield is the M1 (J12).

## DESCRIPTION:

The overall site consists of two Titles, one of which is for commercial use and the other for residential use – although is being used in part commercially. Their respective and combined site areas are as follows (approx):

COMPONENT	SQFT	M <sup>2</sup>	Acres	HECTARES
Commercial Site Area	103,330	9,599.68	2.37	0.95
Residential Site Area	49,017	4,553.83	1.13	0.45
Total Site Area =	<b>152,347</b>	<b>14,153.51</b>	<b>3.50</b>	<b>1.40</b>

The commercial aspect of the land currently has planning consent for 'christmas tree sales' – although it is felt certain other commercial uses could be obtained STPP.

Erected upon the commercial part of the land is an agricultural unit measuring approximately 6,000 sqft (557.42 m<sup>2</sup>). Upon the residential part of the land is a dwelling complete with garden and parking.

## TERMS:

The premises are currently occupied but will be available upon a freehold basis with vacant possession towards the end of Q1 2025.

Our client's preference is to sell the site in its entirety, but may consider a disposal of the commercial and residential parts separately.

- **Commercial = £2,750,000**
- **Residential = £1,000,000**
- **Entire site = £3,750,000**

## RATEABLE VALUE:

The Rateable Value for the subject property is to be confirmed (please note this is not rates payable).

Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## LEGAL COSTS:

Each party to bear their own legal and professional costs.

## VAT:

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.



## **VIEWING:**

For further information or an appointment to view, please contact sole selling agency S.R. Wood & Son Ltd.

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**INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981**

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