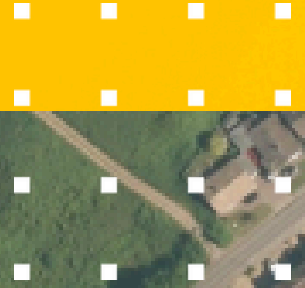


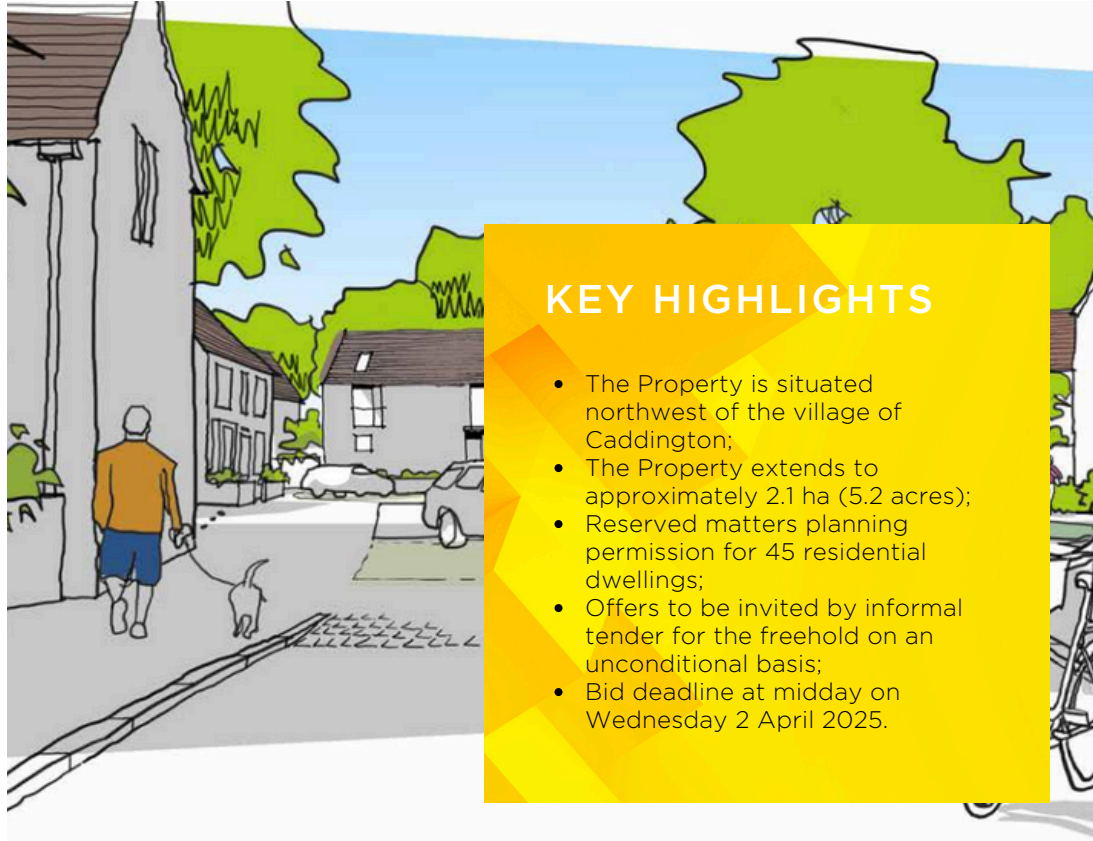
# Caddington Oaks

CADDINGTON, BEDFORDSHIRE, LU1 4AL

Residential Development Opportunity



Indicative Sale Area



## KEY HIGHLIGHTS

- The Property is situated northwest of the village of Caddington;
- The Property extends to approximately 2.1 ha (5.2 acres);
- Reserved matters planning permission for 45 residential dwellings;
- Offers to be invited by informal tender for the freehold on an unconditional basis;
- Bid deadline at midday on Wednesday 2 April 2025.

## INTRODUCTION

On behalf of the landowners, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in the land at Caddington Oaks, Bedfordshire (hereafter referred to as 'the Property').

The Property is offered for sale via informal tender with the benefit of reserved matters planning permission for 45 residential dwellings.

Offers are invited on an unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate that they have undertaken full analysis of the opportunity and understood all the obligations to be placed upon them.

The full information pack can be found in the data room at the following link:

<https://sites.savills.com/caddingtonoaks/>

## LOCATION & DESCRIPTION

The Property is located in the north west of Caddington, a village in Central Bedfordshire. Caddington is located 3.43 km (2.13 miles) south west of Luton, 8.45 km (5.25 miles) north west of Harpenden and 12.05 km (7.49 miles) north of Hemel Hempstead. The Property is bordered directly to the east by Dunstable Road which provides access to the M1 which provides connections to the M25.

The Property is an irregular shaped parcel comprising grass land.

Unconditional offers will be sought for the freehold parcels 1a and 1b (as shown edged in red on the attached plan) which extends to approximately 1.18ha (2.93 acres).

Parcel 2a (as shown edged in green on the attached plan), which extends to approximately 0.92ha (2.28 acres), will comprise open space and water attenuation features, therefore rights will be granted to the purchaser by way of a build license to complete the required works under the planning permission. The land at Parcel 2a is not included in the sale but appropriate easements and covenants will be included in the Transfer.





## CONNECTIVITY

Caddington is well located for vehicular access to the M1 and M25. Junction 11 of the M1 is situated approximately 12.2km (7.6 miles) to the north east of the Property, which provides excellent access routes into London, Milton Keynes and Northampton.

Caddington benefits from a number of amenities including a public house, a garage, convenience store, cricket and football clubs. Further amenities are provided in nearby Luton and Harpenden. Luton railway station provides direct services to London St Pancras in a shortest journey time of approximately 26 minutes. The nearest airport is London Luton Airport with train services from Luton to Luton Airport in a fastest time of 10 minutes.

## WAYLEAVES, EASEMENTS, COVENANTS & RIGHTS OF WAY

The Property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed. There is a public footpath which runs along the north eastern boundary.

## RANSOM STRIP

The vendors will retain ransom strips along the length of the north east boundary and between the Scout's land fronting on to Dunstable Road as shown by the yellow lines on the attached plan.

## PLANNING

The Property falls within the planning jurisdiction of Central Bedfordshire Council. The statutory Plan covering planning policy and development control for the area is the Central Bedfordshire Local Plan 2015-2035. At full council meeting on 22 July 2021, the Central Bedfordshire Local Plan 2015-2035 was formally adopted. The Property has the benefit of the following planning permissions:

Reference	Description	Decision
CB/17/05679/OUT	Outline Application: Residential development and associated infrastructure	Granted - 29/05/2020
CB/18/03044/FULL	New farm access to arable field	Granted - 18/01/2019
CB/22/00763/VOC	Variation of condition number 8 of planning permission CB/17/05679/OUT (Residential development and associated infrastructure) Variation of the condition is required to resolve conflict between conditions 1 and 8, for layout, landscape & trees and to allow flexibility within the condition as part of bringing forward a reserved matters application.	Granted - 25/05/23
CB/23/01840/RM	Reserved Matters: following Outline Application CB/17/05679/OUT and subsequent variation of condition application CB/22/00763/VOC (Residential development). Reserved matters approval sought to appearance, landscaping, layout and scale of a residential development, together with open space.	Granted - 17/12/24

## SECTION 106

The table below lists the Section 106 contributions (excluding indexation) based on the reserved matters planning permission. Parties should calculate their own liability as part of any bid.

Item	Total
Early Years Contribution	£32,664.87
Primary School Contribution	£152,436.06
Secondary School Contribution	£200,588.27
Village Hall Contribution	£77,239.80
SAAM Contribution	£8,577.00
SANG Contribution	£200,831.00
<b>Total</b>	<b>£672,337.00</b>

## ACCESS

The proposed access is to be located off the existing Dunstable Road. This offers the proposed development a direct access onto this strategic road connecting to Caddington Village. The location of the access also allows for a direct route for pedestrians to reach Caddington Village centre.

The purchaser will also be required to complete the new farm access from Dunstable Road into land parcel 2a in accordance with the planning permission.

## TECHNICAL

A comprehensive technical information pack is available in the data room. We advise that any interested parties review the information thoroughly and make themselves comfortable with the content therein.

The full information pack can be found in the data room at the following link:  
<https://sites.savills.com/caddingtonoaks/>



## ACCOMMODATION SCHEDULE

Schedule of accommodation as seen under planning ref: 23/01840/RM. The permission provides for an affordable housing provision of 30% (14 dwellings). The full accommodation schedule is available in the data room.

Size	No.	% of total
1 Bed	6	13%
2 Bed	15	33%
3 Bed	19	42%
4 Bed	5	11%
<b>Total</b>	<b>45</b>	<b>100%</b>

## TENURE

The Property falls under multiple ownerships and titles therefore we ask parties to review the data room and make themselves comfortable with the contents therein.

## VIEWINGS

Viewings are strictly by appointment only to be arranged through Savills Cambridge office. A viewings day will be arranged during the course of the marketing period. Further details will be provided.

## VAT

Please note that VAT will be charged on the sale of the Property.



## BIDS

Offers for the Property are invited on an unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property and have understood all the obligations to be placed upon them.

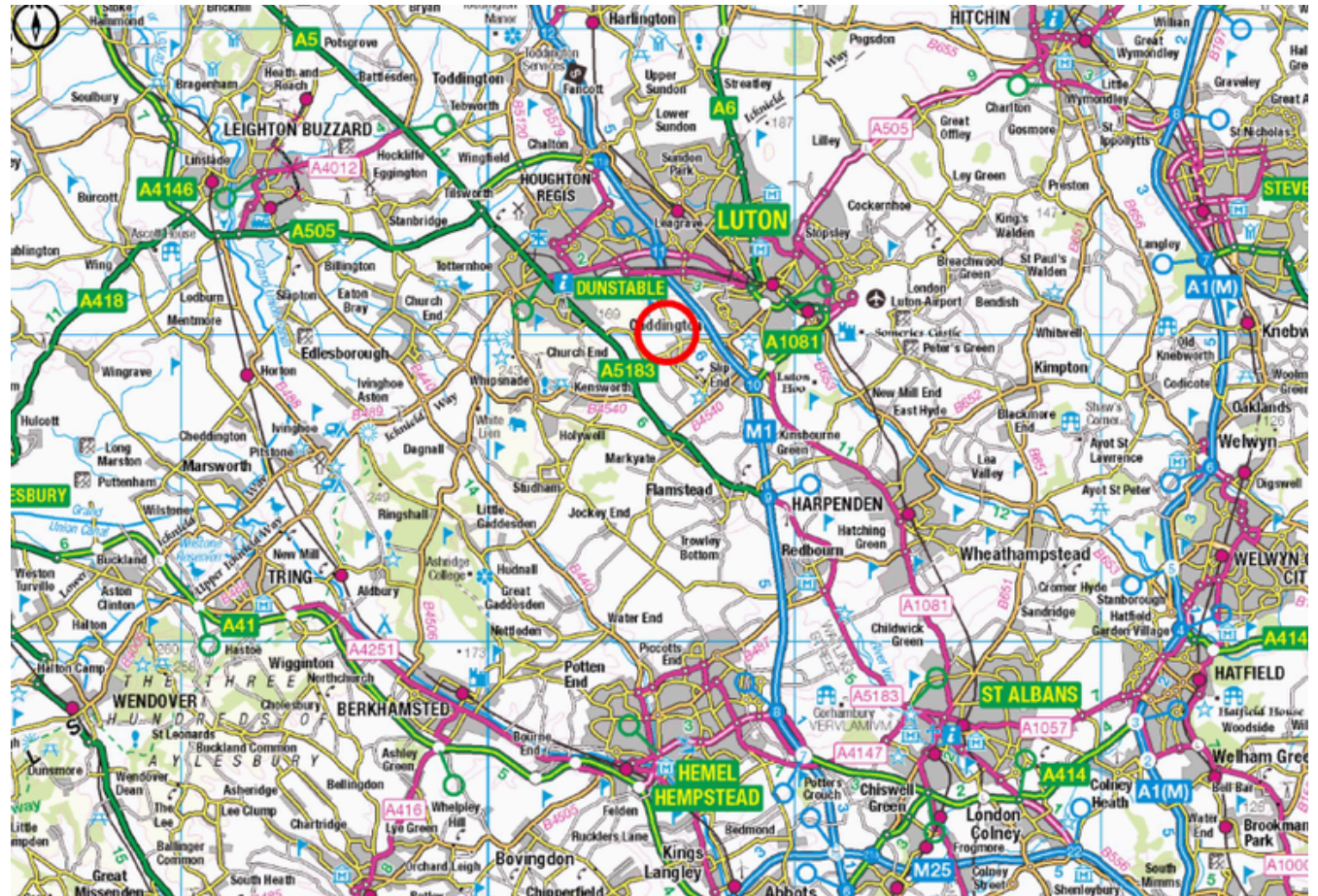
Offers are to be received by 12 noon on Wednesday 2 April 2025 and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked 'Caddington Oaks-MF'. E-mail offers will be acceptable, addressed to [maxwell.fahie@savills.com](mailto:maxwell.fahie@savills.com).

The vendor will not be bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

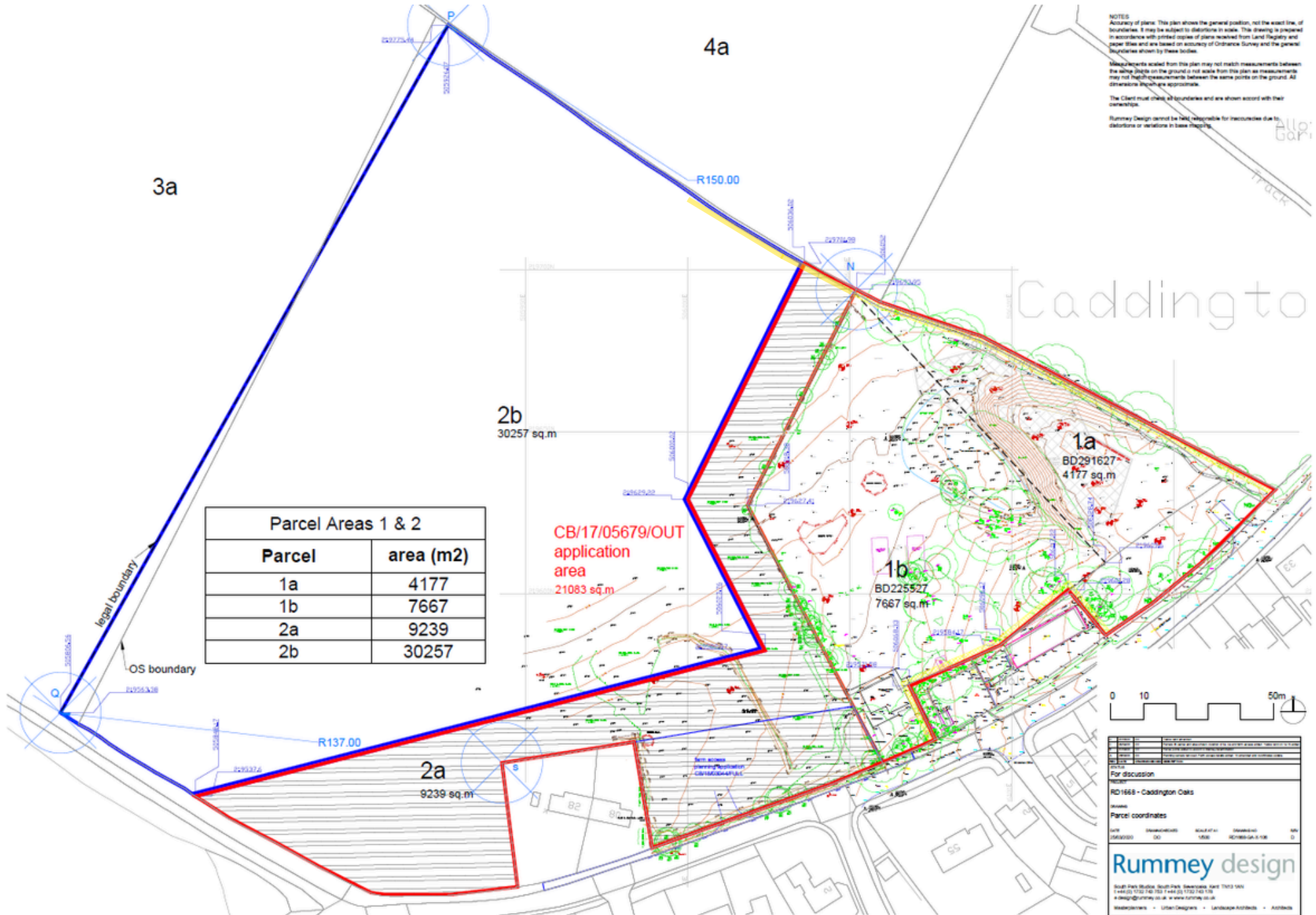
As part of the Heads of Terms process, we will set out detailed timescales for exchange and completion. This may include a series of legal meetings to ensure the timetable is achieved.

The following information is to be submitted as part of any bid:

- Completed Bid Proforma (located in the data room);
- Outline of board approval process;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of deposit to be paid upon exchange of contracts;
- Details of track record and any nearby land interests;
- Confirmation of acceptance to provide a legal undertaking of £20,000 to cover reasonable abortive legal costs;
- Confirmation of understanding that the landowner will retain freehold interest of the open space. Rights to construct will be granted via license;
- The successful bidder will be required to provide information to satisfy Anti Money Laundering requirements when Heads of Terms are released.



Source: Promaps





### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Designed and produced by Savills Marketing: 020 7499 8644 | February 2025

## FURTHER INFORMATION

The full information pack can be found in the data room at the following link:

<https://sites.savills.com/caddingtonoaks/>

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with this sale.

## CONTACT

For further information please contact:

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