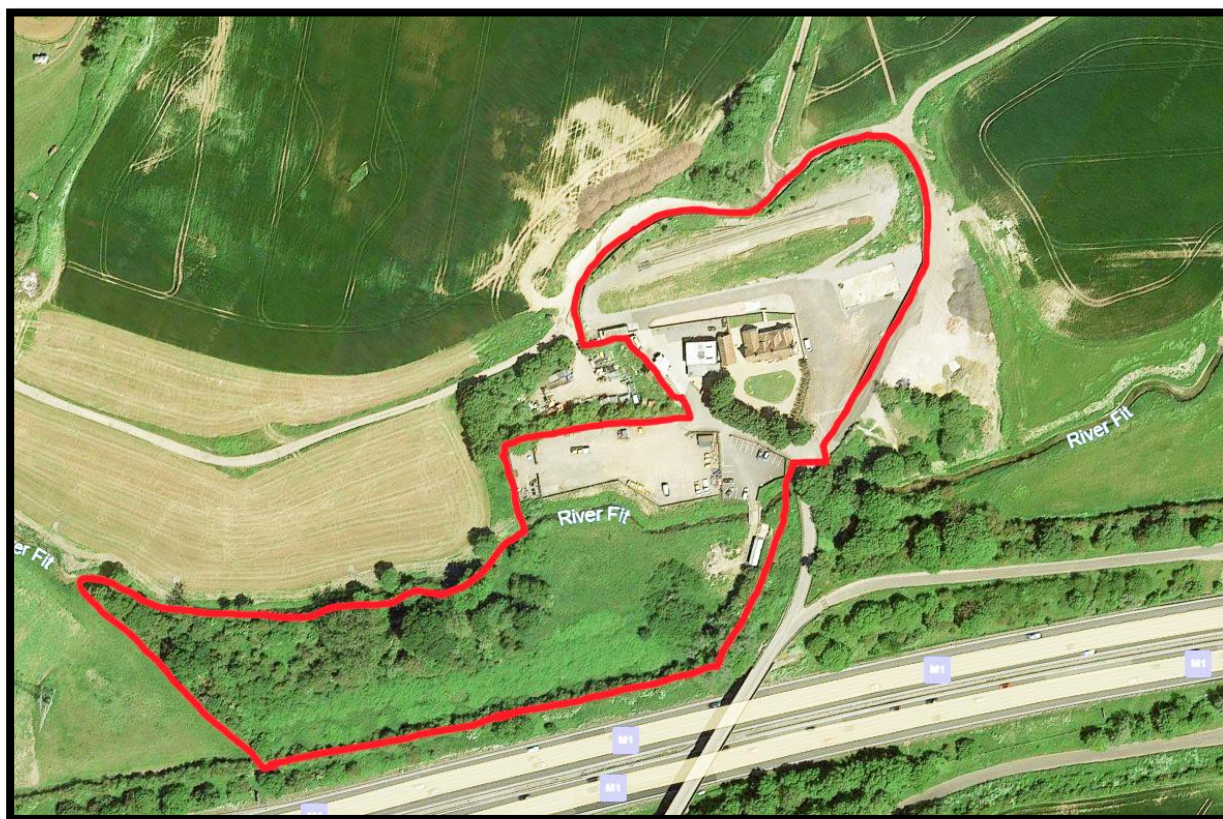


For Sale By Auction 7.5 Acre Freehold site with Commercial and Residential use



**Old Park Farm, Bridle Way,
Toddington, Dunstable, Beds, LU5 6RD**

Guide price £2,250,000

**Potential investment opportunity
or for owner occupier**

Unrivalled in property since 1922

Sales & Lettings, Commercial Property, Land, New Homes and Property Management.
Satchells is the trading name of Satchells Estate Agents Limited. Registered in England & Wales 9185978.
Directors: John Hilditch, Heather E Hilditch, Alan Hilditch and Derek Hilditch.
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Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire, SG6 2TU.



Formally occupied and owned by a rail company who have utilised it for their depot and residential training centre over the years now offer it for sale as a whole. The site is located close to and just off junction 12 of the M1 motorway and is about 7.5 acres in total offering:

- Transport yard of about 25,000 Sq. Ft.
- Workshop and office complex of about 1,800 Sq. ft. GIA
- 6 bedroom, 4 reception room farmhouse with exposed beams. Inglenook fireplaces, gallery landing, en-suites and farmhouse kitchen
- Annex (currently used commercially)
- Further transport/storage area of about 25,000 Sq. Ft.
- 1.3 acres of ancillary outside storage area
- 5,800 Sq. Ft tarmacked car park with 16 spaces
- About 4.2 acres of ancillary land with stream (currently overgrown)

Beyond the car park, accessible on the other side of a stream, is about 4.2 acres of what we have described as ancillary land. Believed to be level, but currently overgrown and redundant in use.

All in all, the site presents many opportunities as either an investment by way of separating the elements and letting them separately, or by owner occupation, or a combination of both living in the property, using some and letting some of the elements. Alternatively, subject to the grant of planning, there could be potential to develop parts to add more industrial units and create a small industrial park.

EPC: TBC

Rates: TBC

VAT: All prices quoted exclusive of VAT

Viewing

Arrangements: Strictly by appointment in the first instance via Satchells.

Agents Notes: There is a weight limit of 32 Tonne on the bridge on the approach to the site which we believe can not be increased.

Sale by Auction: Working in partnership with 'THE PROPERTY AUCTION GROUP' all interested parties wishing to make a bid will be referred to our partner agent. You can register to bid on their property and see further guidance and terms of buying through an auction on the 'THE PROPERTY AUCTION GROUP' website. www.thepropertyauctiongroup.co.uk

To see the listing on the 'PROPERTY AUCTION GROUP' website and register please see the link below.

<https://www.thepropertyauctiongroup.co.uk/property/dwr0003ef/lu56rd/toddington/farm/farm-house/7-bedrooms>

Buyers Premium: 1% plus VAT of the agreed sale price.

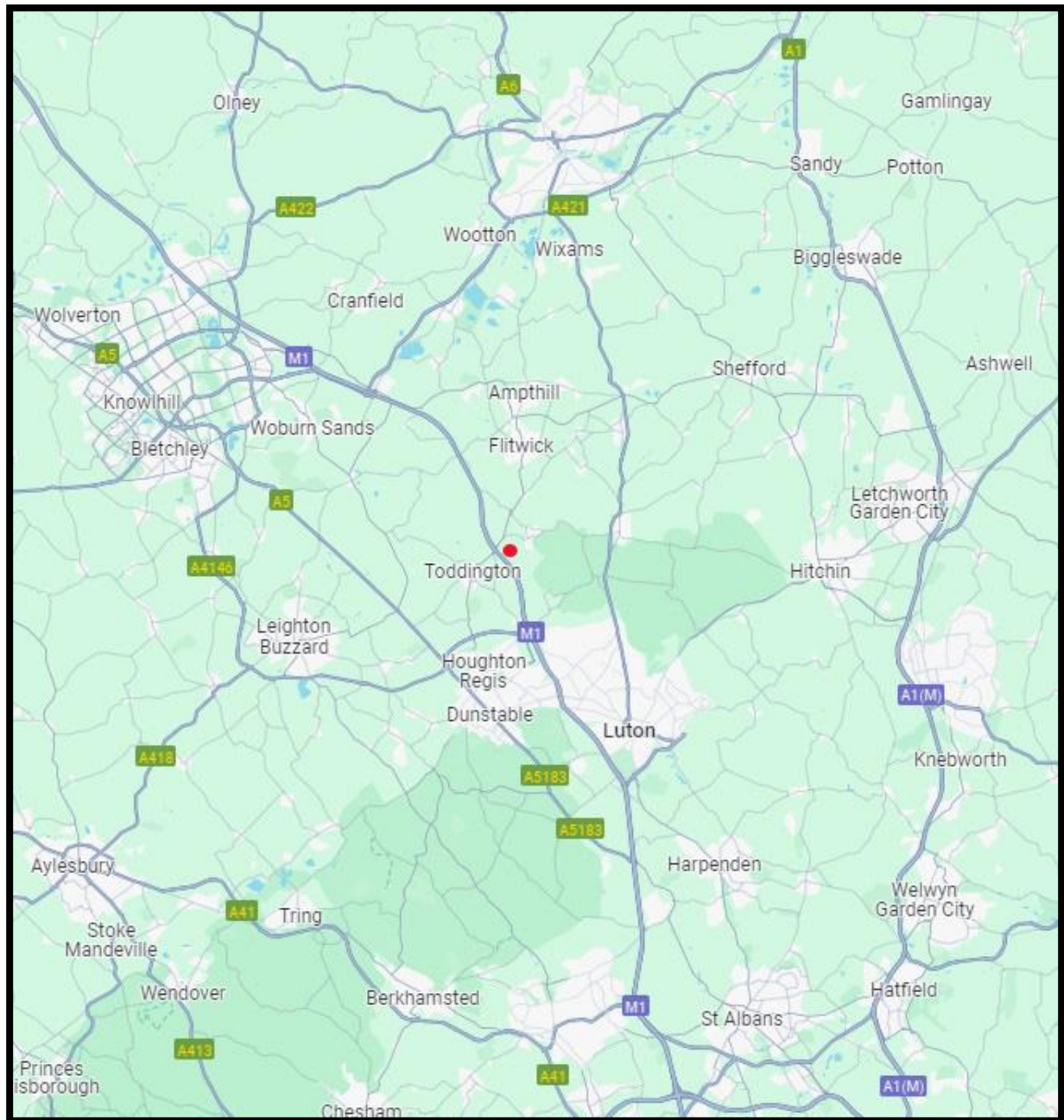
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Photos and floorplans. Old Park Farm Toddington.

Location:

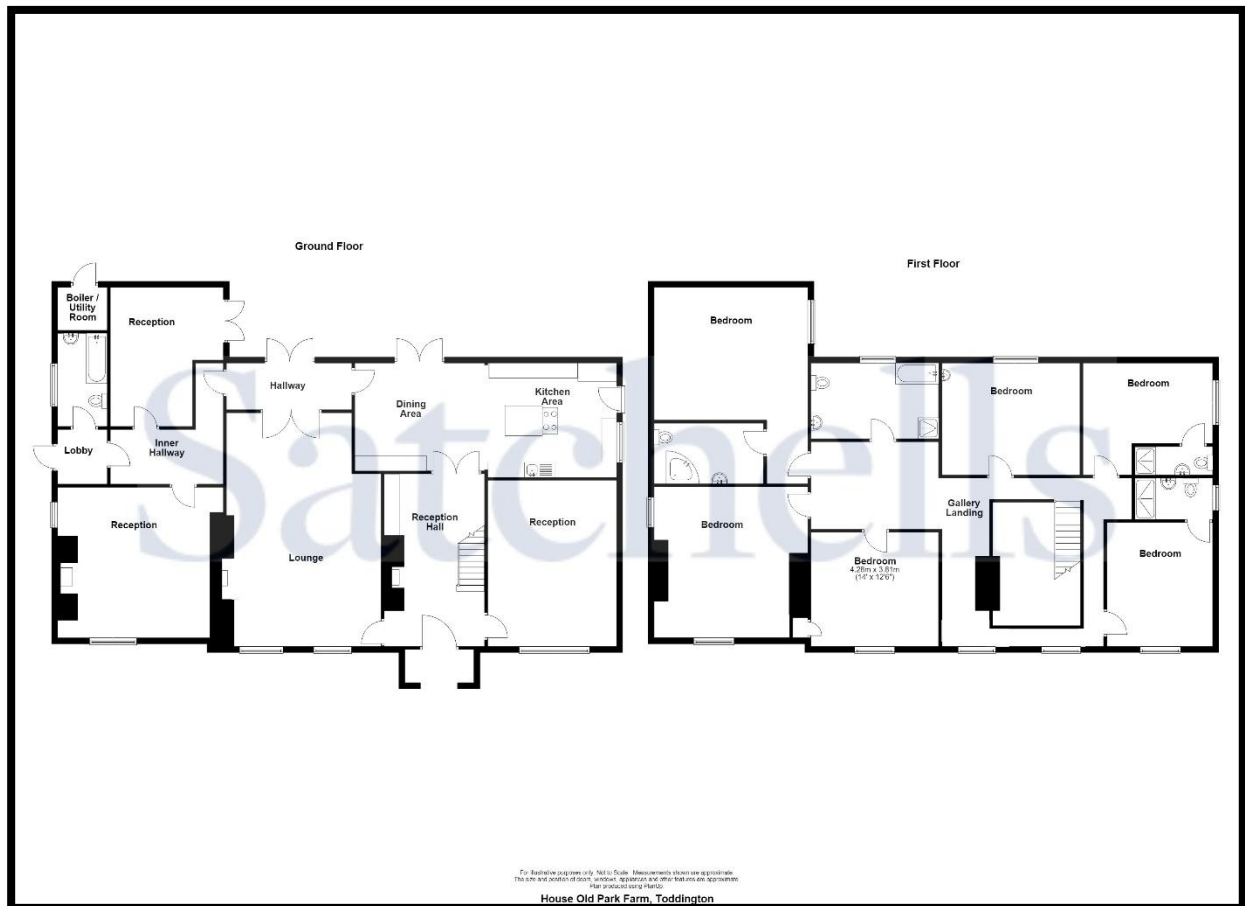


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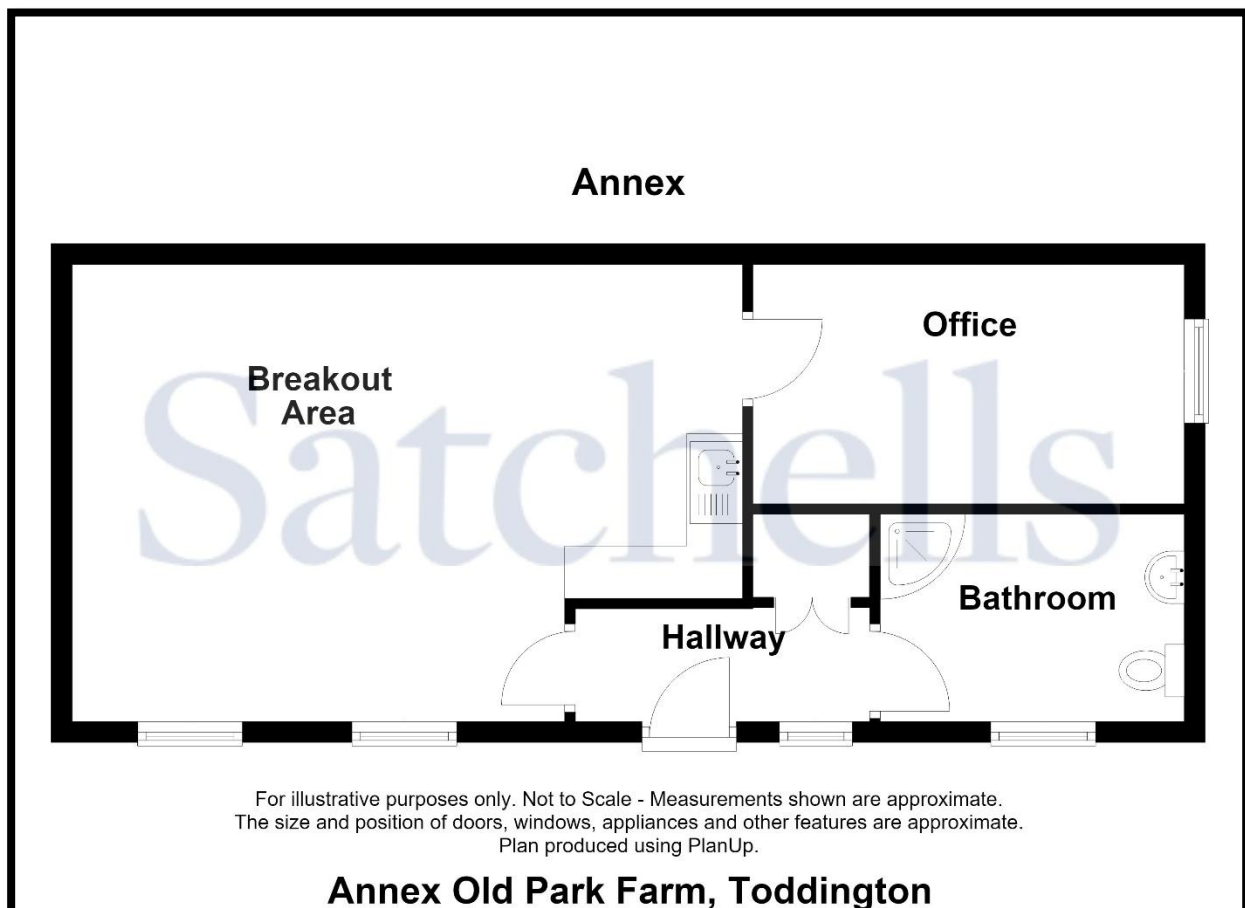
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House:



Annex:

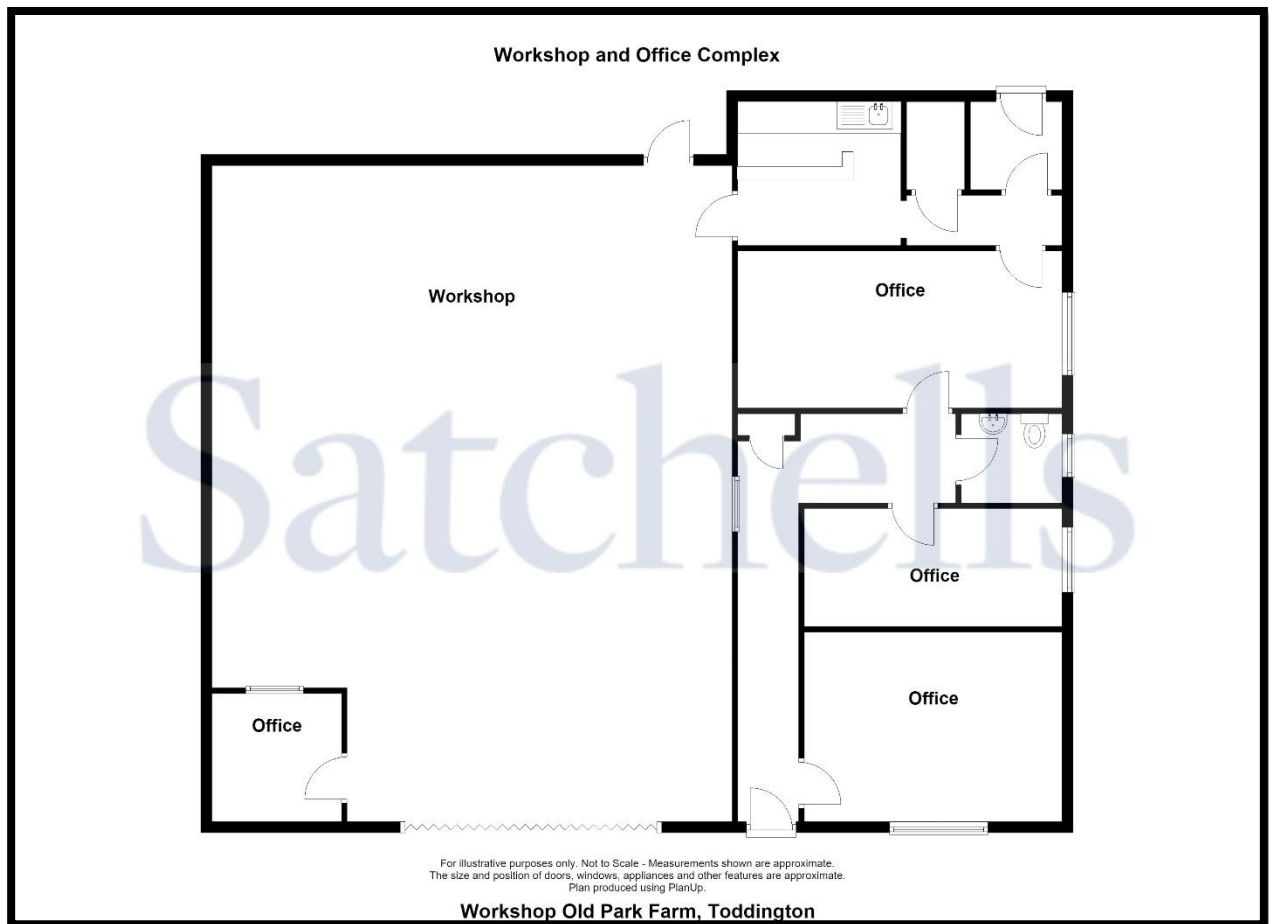


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Workshop and Office Complex:



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Draft particulars subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; user class, rates, and VAT before entering into a purchase or lease.

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