



FOR SALE

Public House/Restaurant/
Development Opportunity

Development Site, Carmichael Drive, New Cardington, Bedford, MK42 0UR

Development Site Reserved for Public House/Restaurant - Site Area 0.308 Ha (0.761 Acres)

Fully Serviced Site

Prominent Position Fronting A600 - Main Distributor Road Serving New Cardington Development

Catchment Includes Shortstown and a Range of Villages to the South of A421 Bedford Bypass

For more information please contact **Phil Halmshaw** or **Felicity Paddick**

Tel: 01480 213811 or email: **phalmshaw@barfords.co.uk** or **fpaddick@barfords.co.uk**

New Cardington

New Cardington is a comprehensive mixed-use development located to the south east of Bedford town centre. The scheme will provide a new community comprising in excess of 1500 new homes in addition to those in the existing settlement of Shortstown, with medical centre, lower school, recreation facilities and a new village centre incorporating retail and commercial units. The first phase of the development is now at an advanced stage with the Tesco Express store already trading and Sure Start children's nursery operating in the refurbished Shorts Building.

The Site

The site reserved for the public house is approximately 0.308 Ha (0.761 Acres) and is located at the junction of Carmichael Drive (the A600) and Condor Boulevard as highlighted yellow on the Site Plan. Vehicular access is to be taken from Condor Boulevard. The site is approximately 200m from the main New Cardington Village Centre which is set around the impressively refurbished Short's Building. Four shop units have been developed in the village centre, the first of which (convenience store) has been let to Tesco Express and the second reserved for a Chemist and Pharmacy. The marketing of the two other shops is now in hand.

It has been indicated that there may be scope for the site reserved for the Public House to be developed in conjunction with a scheme of B1 Offices/Live-Work units (STP) on an enlarged plot and incorporating dual use of car parking.



Shorts Building in Village Centre

Planning

The site is deemed to have outline planning permission uses/development as a public house or restaurant by virtue of permission granted for the overall New Cardington development. A copy of the New Cardington master plan is available on request.

Services

It is understood that mains water, electricity and gas are already connected to the boundary of the site together with mains drainage connections. Prospective purchasers will however be expected to satisfy themselves as to the availability and adequacy of the supplies.

Basis of Sale

The site will be sold freehold with all drainage and mains services laid to the boundary.

Offers are invited on either an unconditional basis or subject to the Buyer obtaining Satisfactory Detailed Planning Permission.

Viewing

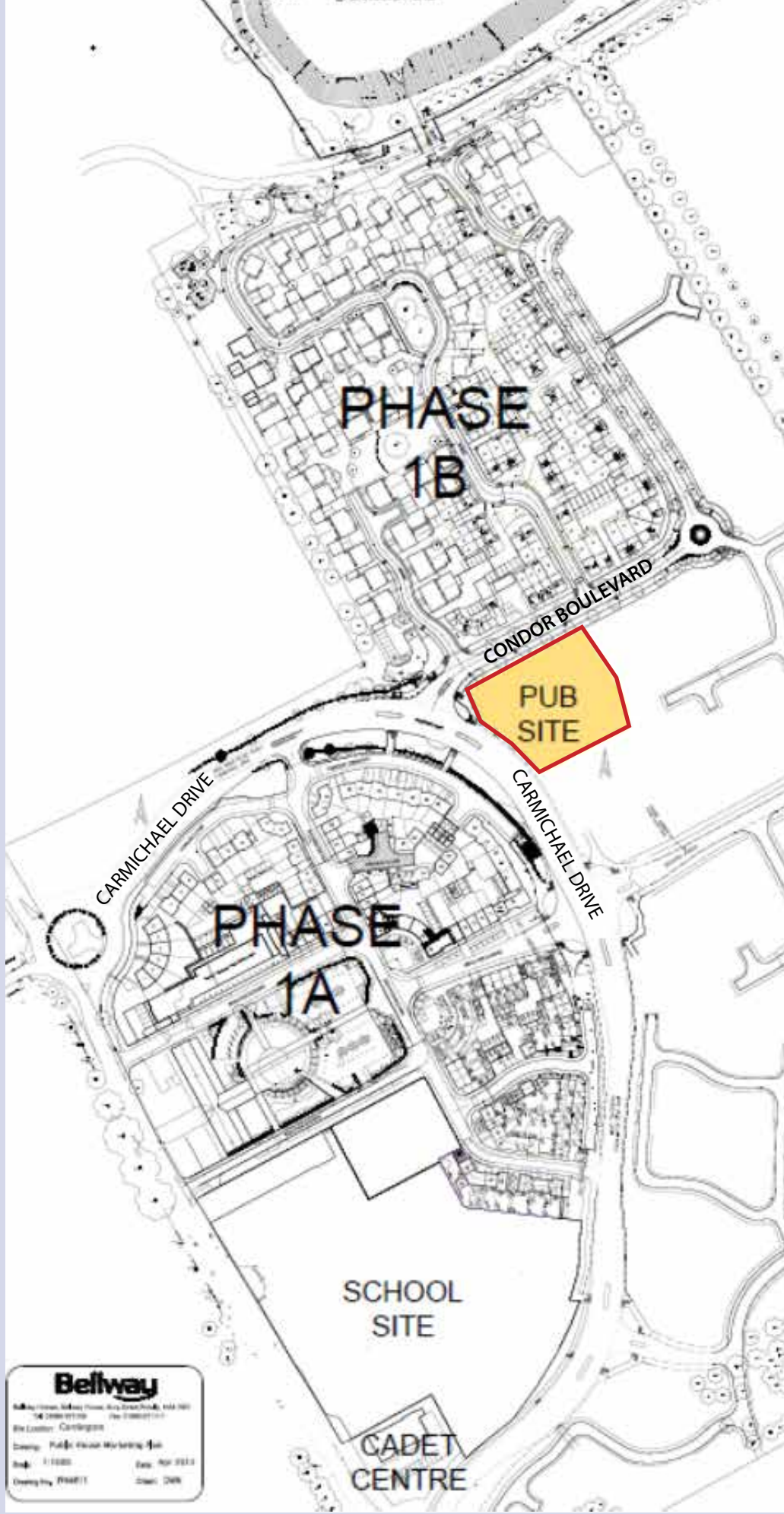
By visit to the site during daylight hours with a set of particulars to hand.



Tesco Express in Village Centre

MISREPRESENTATION ACT/MISDESCRIPTIIONS ACT

Barford & Co for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barford & Co has any authority to make or give any representation or warranty whatever in relation to this property.



Village Centre Plan : Public House/Restaurant Development Opportunity, New Cardington, Bedford, MK42 0UR

Ref: B-641A

Howard House,
 17 Church Street,
 St Neots,
 Cambs PE19 2BU

T: 01480 213811
 F: 01480 406911
 E: general@barfords.co.uk
www.barfords.co.uk



REPRODUCED BY PERMISSION OF ORDINANCE SURVEY ON BEHALF OF HMSO.
 © CROWN COPYRIGHT ES 74878E. ALL RIGHTS RESERVED. ORDINANCE SURVEY
 LICENCE NUMBER 100019953. PLAN(S) FOR IDENTIFICATION PURPOSES ONLY.
 IT SHOULD NOT BE ASSUMED THAT THIS PLAN IS TO SCALE.



Ref: B-641A