

FREEHOLD FOR SALE

1.18 ACRES (0.47 HA)

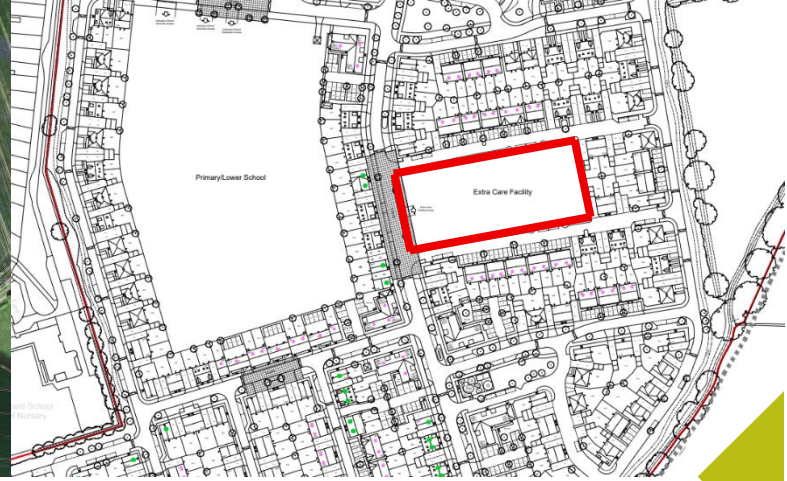
UNCONDITIONAL OFFERS INVITED



- › Desirable residential location in Barton Le Clay, Bedfordshire
- › Outline planning permission for 60 extra care apartments
- › In close proximity to retail and leisure facilities
- › A6 (0.5 miles); M1 J12 (6.2 miles); A505 (6.3 miles)
- › Barton-Le-Clay Village Centre (0.8 miles); Hitchin (7.7 miles); Harlington (4.4 miles); London Luton Airport (9.5 miles)
- › Fully serviced site

OUTLINE PLANNING PERMISSION FOR 60 UNIT EXTRA CARE

Land south of Higham Road, Barton Le Clay, MK45 4RB



LOCATION

- The site is located within the wider residential development off Higham Road, Barton Le Clay. The site is located to the northeast of the village. Barton Le Clay provides a number of leisure and retail facilities close by.
- The village is within a short driving distance of Harlington (4.4 miles) and Hitchin offering further independent and chain amenities. Additionally, nearby is the National Trust Sharpenhoe and Sundon Hills as well as Barton Hills National Nature Reserve, popular for walkers, families and wildlife enthusiasts.
- Barton-Le-Clay is well connected to transport infrastructure. Connections include:
 - A6 – 0.5 miles
 - M1 J12 – 6.2 miles
 - A505 – 6.3 miles
- The nearest station is located in Harlington (4.6 miles) which is on the Midland Main line, providing frequent services into London St Pancras in 45 mins, Bedford (16 mins), Luton Airport Parkway (12 mins).

THE SITE

The site is a rectangular shaped parcel of land measuring 1.18 acres. The parcel is greenfield Grade 2/3 agricultural land and located within the centre of the wider development.

The site is located within flood zone 1.

The scheme will provide for a new bus route providing connectivity to the wider area. Barton Le Clay services include:

- Co-Op Food
- Morrisons convenience store
- Barton Doctors Surgery
- Olde Watermill Shopping Village
- Public houses

PLANNING

The site benefits from outline planning permission for a 60-unit extra care facility under the planning reference CB/21/02409/OUT. The wider scheme also provides for up to 500 dwellings, a lower/primary school and provision of public open space under the reserved matters application (CB/25/01641/RM), approved as of 10th November 2025.

INFRASTRUCTURE WORKS

The main spine road for the estate will be constructed by Taylor Wimpey and will provide access to the redline boundary. The site will be available and fully serviced in 2031.

ACCESS

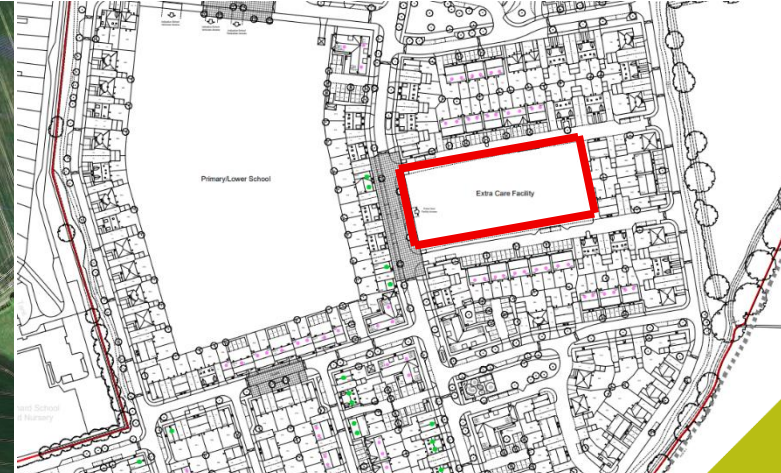
The site is accessed off Higham Road (adopted highway) with the development access being off the main estate road.

SERVICES

Services are to be brought to the boundary of the site. This will include gas, electricity, water and broadband.

VAT


The property is subject to VAT and will be chargeable on the purchase price.



SCHEDULE OF ACCOMMODATION

The facility provides a mix of 1 and 2 bedroom apartments, in the below schedule:

Type	Number of Units	Sq ft (per unit)
1-bed apartment	40	581
2-bed apartment	20	731
Total	60	37,860

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 Google Maps

Click here



VIEWING

Viewings are strictly by prior appointment with Kirkby Diamond.

GUIDE PRICE

Offers are invited in excess of £1,600,000.

MARKETING AND OFFERS

The site is to be sold via private treaty. Unconditional offers are invited for the freehold of the extra care parcel. The vendor maintains the right to not accept the highest or any offer received.

DATA ROOM

Please contact the agents for the data room link.

QUESTIONS SHOULD BE SENT TO:



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