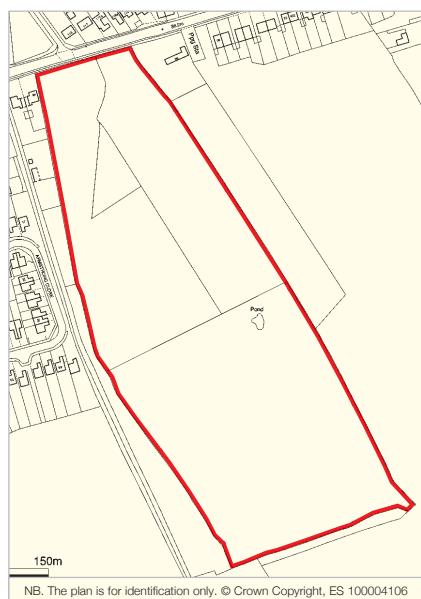


## Wilstead

### Land between 46 and Long Thatch at 58 Cotton End Road, Bedfordshire MK45 3BT

- **A Freehold Site extending to Approximately 6.46 Hectares (16.0 Acres)**
- Situated outside Greenbelt/Conservation Area
- **Planning Consent for Change of Use to a Natural Burial Site (Planning Ref: 17/00395/MAF, Bedford Borough Council)**
- Current Scheme believed to provide 3,200 Burial Plots, with potential to increase considerably (subject to planning)
- Possible potential for Alternative forms of Development subject to obtaining all necessary consents



#### Seller's Solicitor

Messrs Laytons (Ref: NB).  
Tel: 01483 407016.  
Email: neil.bucknell@laytons.com

**VACANT – Freehold Site with Planning**



#### Tenure

Freehold.

#### Location

The property is situated on the south side of Cotton End Road, opposite its junction with Chapel Lane. Local shops and amenities are available in Wilstead to the west, with the further and more extensive facilities of Bedford town centre being accessible approximately 6.5 miles to the north. Bedford Rail Station provides express services that reach London in approximately 45 minutes. The A6 lies to the east and provides access to the A421 and in turn the M1 and A1(M) Motorways.

#### Description

The property comprises a site extending to approximately 6.46 hectares (16.0 acres).

#### Accommodation

**Site Area Approximately 6.46 Hectares (16.0 Acres)**

#### Planning

Local Planning Authority: Bedford Borough Council.  
Tel: 01234 718068.

email: [planning@bedford.gov.uk](mailto:planning@bedford.gov.uk)  
Planning permission (Ref: 17/00395/MAF) was granted on the 28th June 2017 for 'Change of use from agricultural land to natural burial site. Erection of chapel building and formation of vehicular access, access road and car parking, associated works and formation of wildflower meadows and areas of wildlife conservation'. Approval was given on 9th November 2017 (Ref: 17/02424/AOC) for the scheme of archaeology to be undertaken.

The current scheme is understood to provide 3,200 burial plots. The sellers have been advised by specialist consultants that there is potential for 13,000 or more burial plots in total, subject to planning permission. No warranty is given, and buyers should seek their own advice and carry out their own investigations in this regard. The property may afford possible potential for alternative forms of development, subject to obtaining all necessary consents.

#### Architect

Cemetery Development Services Ltd.  
Tel: 01525 864387.  
Website Address: [www.cemeterydevelopmentservices.co.uk](http://www.cemeterydevelopmentservices.co.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



