

DEVELOPMENT OPPORTUNITY FOR SALE

On instructions of Central Bedfordshire Council

**Ferndale Care Home,
Land and Buildings,
Easton Road, Flitwick,
Bedfordshire
MK45 1HB**

- Freehold development site for sale with Vacant Possession.
- Short walk to Flitwick Railway Station and Town Centre.
- Site c. **1.21 acres (0.49 ha)**
- 3 storey vacant former 30 bed care home with associated land, 2 semi detached houses & car park.
- Care Home building **14,951 sq ft GIA**. 2 houses **3,466 sq ft**.
- Suitable for development as residential, commercial, senior living, care home, and other uses, subject to planning permission.
- **Offers invited for the Freehold interest with full vacant possession.**



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SUBJECT TO CONTRACT

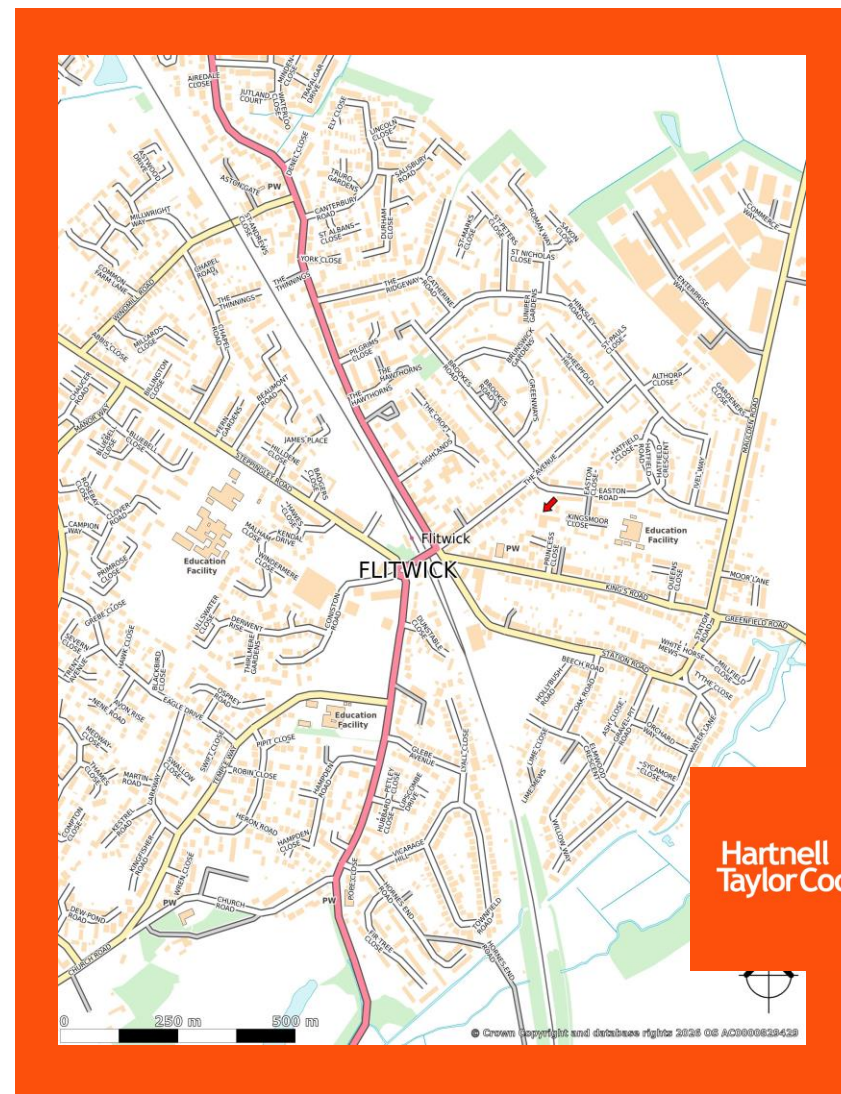
The above site outline is for identification purposes only.

FOR SALE

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Location

- Flitwick is an established market town within Bedfordshire, with origins dating back to the Domesday Book. The town lies approximately 10 miles south of Bedford and north of Luton respectively.
- The town has a population of approximately 13,000, serving a wider catchment including Ampthill and surrounding villages. It is a popular commuter location due to its rail connectivity, schooling provision and access to open countryside.
- The site is positioned approximately 0.2 miles (c.4 minutes' walk) from Flitwick town centre and railway station. The town centre provides a good range of amenities including a large Tesco supermarket, independent retailers, cafés, restaurants and local services.
- **Transport Links:** The A507 runs to the north of Flitwick, providing convenient access to Junction 12 of the M1 motorway (approximately 4 miles to the west) and the A6 to the east. London Luton Airport lies approximately 13 miles to the south.
- Flitwick railway station provides regular Thameslink services to London St Pancras International in under 50 minutes, with onward connections to Farringdon, City Thameslink, Gatwick Airport and Brighton.
- **Surrounding Area & Facilities:** The immediate surrounding area comprises a mix of predominantly medium-density residential dwellings. Kingsmoor Lower School is located approximately 100m to the east, with Woodland Middle School Academy approximately 650m to the west. A bowls club, numerous nurseries and a range of commercial and leisure uses, including a large Tesco, are also situated nearby.
- To the north-east, along Steppingley Road, are Flitwick Leisure Centre, The Rufus Centre and Flitwick & Ampthill Tennis Club. Steppingley Hospital lies approximately 1.7km to the north-west, as well as Flitwick Methodist Church and Templefield Lower School.
- **Access:** The principal access to the site is from Easton Road to the north. Easton Road connects with The Avenue, providing direct access to the town centre and onward connectivity to the A5120 and wider road network.



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Description

The property comprises a former 30-bedroom residential care home together with two former semi-detached staff houses (2a & 2b Easton Road) & associated buildings, set within grounds extending to approximately 0.49 hectares (1.21 acres).

Constructed in two phases (1968 and 1982) the building provides accommodation arranged over predominantly one or three storeys, extending to approximately 14,951 sq ft, (1,389 sq m) GIA. The former staff accommodation comprises two semi-detached dwellings totalling approximately 3,466 sq ft (322 sq m) GIA.

The main building is accessed via a small lobby/reception area, with a central staircase serving the first and second floors. A passenger lift provides access to all levels. There are two further staircases positioned on the eastern and western sides of the building.

The ground floor provides three separate lounge areas, a dining room and kitchen, laundry room, boiler room, office and staff facilities. There are seven bedrooms (with wash hand basins), together with seven WC's and one bathroom. External amenity space is located to the rear of the property. A separate outbuilding provides a generator room and additional storage.

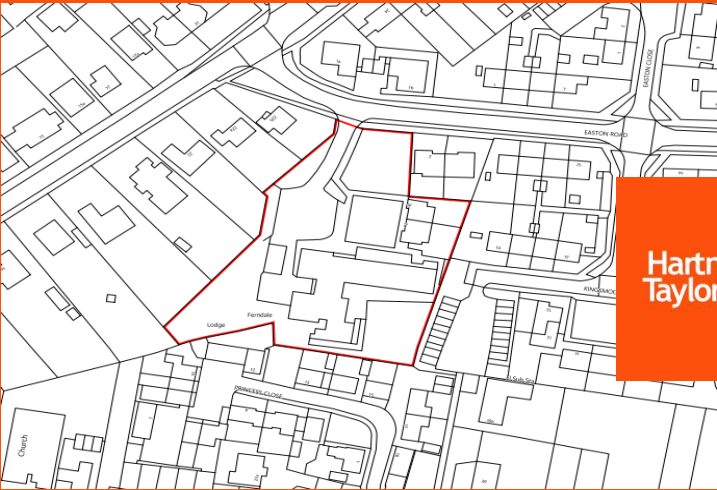
The first floor comprises 12 bedrooms (with wash hand basins), three WCs, two bathrooms, a therapy room and additional storage rooms.

The second floor provides a further 12 bedrooms, a resource room, three WCs and two bathrooms.

The site will be available with vacant possession. The site does not lie within a conservation area, and the building is not listed.

Accommodation & Site Area

Main Building	14,951 sq ft (GIA)	1,389 sq m (GIA)
Semi-Detached Houses	3,466 sq ft	322 sq m
Total Site Area	1.21 acres	0.49 hectares



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Tenure

Freehold. The boundaries of the site are outlined in red on the OS extract for identification purposes only.

Planning

The existing use of the property is a residential care home (Use Class C2) together with two former residential dwellings.

The property is situated within an established residential area of Flitwick, approximately 0.2 miles from the town centre and railway station. Given its location, surrounding residential character and sustainable position relative to local amenities and public transport, the site is considered to offer strong potential for residential-led redevelopment, or refurbishment and extension, subject to planning permission.

Alternative uses may also be worthy of consideration, including:

- Continued care or specialist accommodation (C2 or C2A)
- Extra care or senior living
- Supported living
- Healthcare or community uses
- A sensitively designed mixed-use scheme

The Local Plan identifies an ongoing need for housing delivery across Bedfordshire during the plan period to 2035. The site presents an opportunity to deliver a comprehensive redevelopment scheme within a well-established and accessible suburban location.

Data Room

A link for the data room will be supplied via the marketing agents upon application. Please note that the contents are for information purposes only and are not to be relied upon. It includes:

- | | |
|--------------------------------------|-----------------------------------|
| • Title Register and plans | • Conveyance info |
| • Report on Title | • M&E Survey |
| • Asbestos Survey & Reports | • Drone photographs |
| • Highway adoption & S38 plan | • Root conveyance |
| • Fire alarm check | • TPO information |
| • Lift Service | • Deed of grant & release |
| • Floor plans & CAD plans | • Contamination / Flooding report |
| • Lands Tribunal Order & Application | • Marketing Particulars |
| • EPC | |



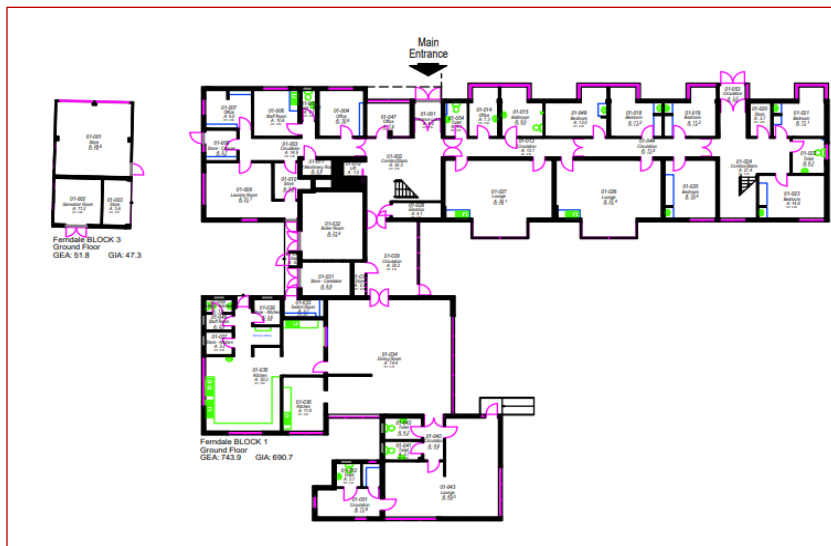
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Front Elevation (North)



Ground Floor Layout



Rear / Side Elevation (South East)



Front / Side Elevation (North West)

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Sale by Informal Tender

Offers will be sought for the freehold interest with full vacant possession on an Unconditional or Subject to Planning basis.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

Contact

For further information or to arrange a viewing please contact:-

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