

robinson hall

DEVELOPMENT OPPORTUNITY

95 High Street, Broom, Biggleswade, Bedfordshire SG18 9NA

Key Features

- Attractive rural village
- Approximately 0.56 hectares (1.38 acres)
- Permission in Principle approved for single dwelling
- Offers invited on a subject to planning basis

Property

The property is situated on the northern edge of the village of Broom, accessed off Kings Road. The land, which was formerly an agricultural yard, has recently been in commercial use. The site comprises two commercial buildings and an ample yard space.

The property is bordered by residential dwellings to the south and west and open countryside to the north and east. There is a pump station adjacent to the property and a public right of way on the eastern boundary.

Access to the site will be via a right of way off Kings Road.

Situation

The site is located within Broom, which is situated approximately 3 miles to the south-west of Biggleswade and 5 miles to the south of Sandy.

Broom has a number of services including a public house, farm shop and village hall. There are good transport links with the A1 nearby, and Biggleswade has a train station with direct links to London St Pancras International.

Planning

The Permission in Principle application was submitted to Central Bedfordshire Council (Ref: CB/26/02002/PIP) on 23rd June 2026 for a single dwelling. This application was approved on 19th August 2026.

Services

The property is currently connected to mains electricity and water and these services are available in the village. The site benefits from a foul drainage connection.

Prospective purchasers should make their own enquiries of the relevant service providers regarding the connection of services for development purposes.

Site Inspection

Please contact our office to arrange a site inspection. No unauthorised visitors will be allowed on site.

Online Dataroom

Further information is available in the dataroom, providing:

- Title register and plan
- Planning application documents and associated drawings

Login details for the dataroom are available on request.

Local Planning Authority

Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire SG17 5TQ.

Tenure

The freehold of the property is offered for sale with vacant possession upon completion.

Boundaries

The purchaser will be deemed to have inspected the land and be satisfied as to the ownership of any boundaries, trees, hedge or ditch.

Restrictions

Any sale will be subject to a restrictive covenant limiting the site to a site residential dwelling.

Method of Disposal

We are inviting offers on a subject to planning basis.

The seller wishes to sell with a single payment on completion. Exchange of contracts is to be no later than 6 weeks after instruction of solicitors, with completion depending on the proposal agreed. The sale will be subject to VAT. Particulars prepared in November 2026.

Particulars prepared: November 2026

For access to the online dataroom, please contact Jane Baker at Robinson & Hall LLP on 01234 362931 or jlb@robinsonandhall.co.uk

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Land and Property Professionals

Unit 1, Highfield Court, Highfield Road, Oakley, Bedford MK43 7TA

Agent's Notes

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