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RAINIER
DEVELOPMENTS & STRATEGIC LAND



Residential Development Site for up to 50 Dwellings
Land at Bedford Road and High Street, Roxton, Bedfordshire

Key Features

- + Key commuter village
- + Approximately 4.41 hectares (10.89 acres)
- + Planning consent allowed at appeal for up to 50 dwellings
- + 35% affordable housing
- + CIL payable

Property

The property neighbours the northern edge of the settlement of Roxton and is formed of two land parcels. The A1 provides excellent road connections north and south, while the A421 provides a good connection to Bedford and Milton Keynes to the west and Cambridge to the east. The site is arable land and extends to approximately 4.41 hectares (10.89 acres). There is a public footpath which crosses part of the site.

Situation

The site is located within Roxton, an established settlement identified as a Rural Service Centre in Bedford Borough's Local Plan.

Roxton is an attractive village in Bedfordshire that offers a variety of local amenities and facilities. The village features a primary school, a post office/village shop, a village hall, a café and a parish church.

There is good access to the national road and rail networks with the site being in close proximity to St Neots railway station, providing services to London St Pancras in under an hour. The A1 and A421 can be accessed by car in less than 5 minutes.

Planning

An outline planning application was submitted to Bedford Borough Council (22/02545/MAO) on 21 November 2022 for the development of up to 50 dwellings, site access and highway works, associated infrastructure, green infrastructure including sustainable drainage, ecological habitats, children's play area, amenity green space, demolition of existing outbuildings and ancillary works. This application was initially refused but allowed at appeal on 2 July 2025, subject to a S106 agreement.

Further information is available in the dataroom.

Site Inspection

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

Online Dataroom

A sales information pack is available in the dataroom, providing:

- + Title, searches and replies to enquiries
- + Surveys, site investigations and reports
- + Planning application documents and associated drawings
- + S106

Login details for the dataroom are available on request.

Local Planning Authority

Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford MK42 9AP.
01234 267422, planning@bedford.gov.uk

Tenure

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

Method of Sale

The seller wishes to sell with a single payment on completion. While an unconditional sale is preferred, offers on a conditional basis will be considered.

Exchange of contracts is to be no later than six weeks after instruction of solicitors, with completion taking place simultaneously. The sale will be subject to VAT.

Particulars prepared: April 2026

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



Land and Property Professionals

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Agent's Notes

Robinson & Hall LLP for themselves and for the sellers of this property, whose agents they are give notice that:

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