

187 BEDFORD ROAD, WIXAMS

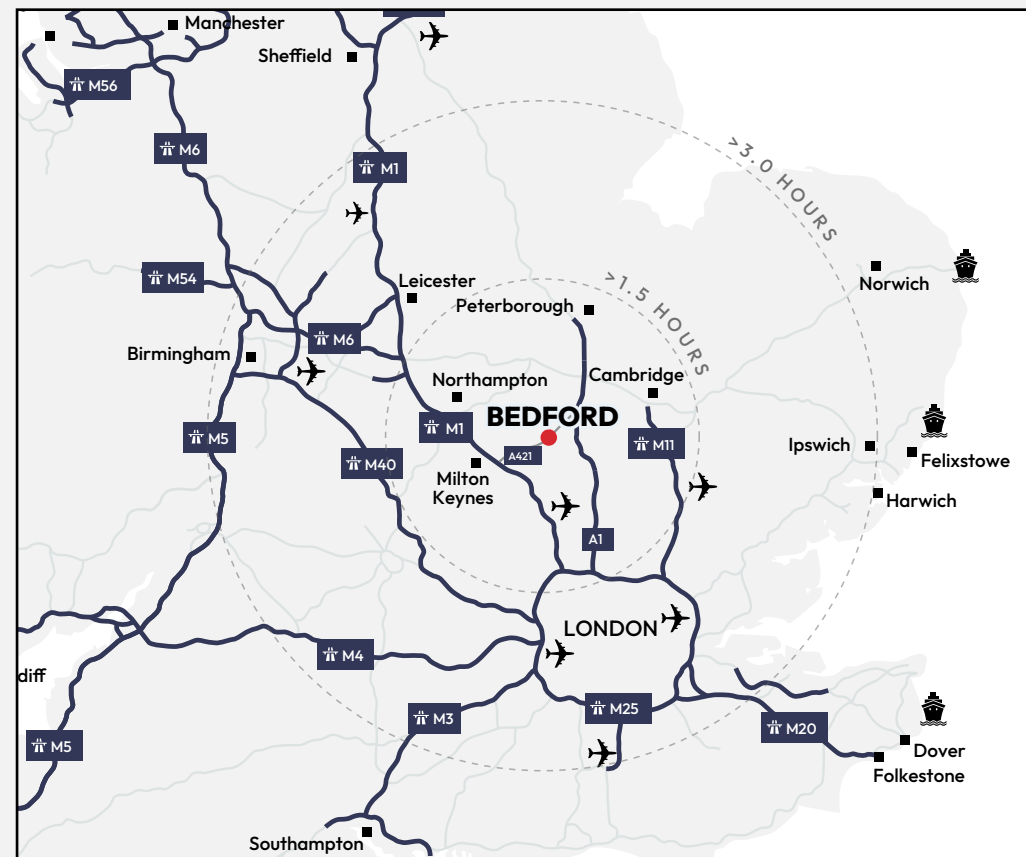
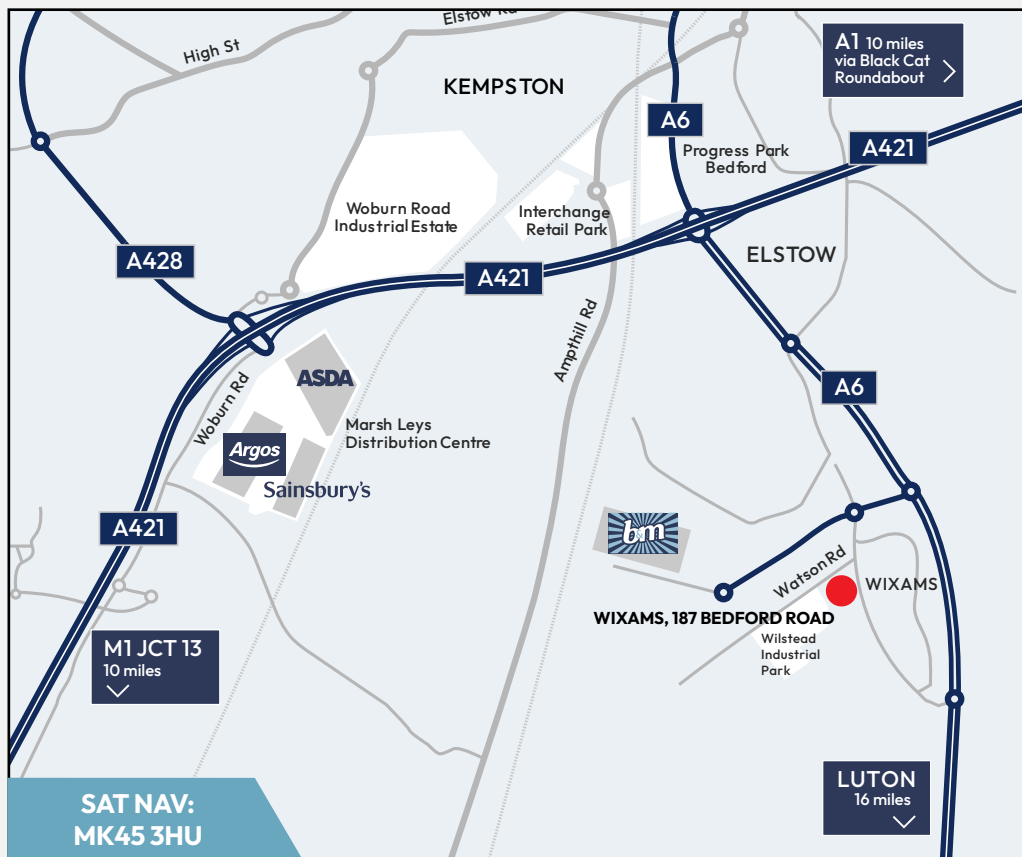
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COMMERCIAL DEVELOPMENT OPPORTUNITY FOR SALE

- Site Area of approximately 2.27 Acres (0.91 Hectares)
- Suitable for commercial development (STP)
- Strategically located to suit a range of uses



WILSTEAD • BEDFORDSHIRE • MK45 3HU



LOCATION

The property is located on **Bedford Road in Wilstead**, on the southern edge of the Wixams development, approximately **4 miles south of Bedford town centre**.

The site benefits from **good access to the A6**, providing convenient road links to **Bedford, Luton, and the A421** for onward connections to the **M1 and A1**.

Bedford railway station, located around **4 miles to the north**, offers **frequent services to London St Pancras International in under 40 minutes**.

There are plans for the construction of a **new Wixams railway station approximately 1.5 miles away**, with planned Thameslink services expected to enhance future connectivity.

The surrounding area comprises a mix of residential and industrial uses, with **local amenities within easy reach**.

DESTINATION	DISTANCE	TIME
Bedford Town Centre	3.2 miles	10 mins
Bedford St John's Station	2.7 miles	8 mins
Bedford Railway Station	4 miles	12 mins
Milton Keynes	14 miles	25 mins
Luton Town Centre	17 miles	30 mins
Luton Airport	20 miles	35 mins
M1 Junction 11 / A421	12 miles	18 mins
Central London (Westminster)	75 miles	1 hr 15 mins



← M1

↑ Bedford

A421

H
Holiday Inn

M&S
bp

b&m

A6

nHstar

METRO
SUPPLY CHAIN

The Causeway

P W Gates
Distribution

Wilstead
Industrial Park

Bedford Road

Wixams

A6

Seasons
Garden Centre

↓ Luton

Boundaries are indicative only

DESCRIPTION

The site is clear of buildings and is currently unused. The site borders Wilstead Industrial Park to the north and west boundaries.

It measures an area of approximately **2.27 Acres (0.91 Hectares)** under Title Number **BD313103**.

SUITABLE FOR COMMERCIAL DEVELOPMENT (STP)

PLANNING

The site falls under the planning jurisdiction of Bedford Borough Council.

Vacant site of interest to owner occupiers and investor developers.

Outline planning consent was previously granted for 'the erection of up to 39 dwellings together with associated landscaping and infrastructure.'

For further information, please refer to planning application number [14/00700/MAO - Click Here](#)



81.0%

81.0% OF BEDFORD'S POPULATION IS IN EMPLOYMENT, COMPARED WITH 57.4% IN ENGLAND

(SOURCE: ONS)

16.1%

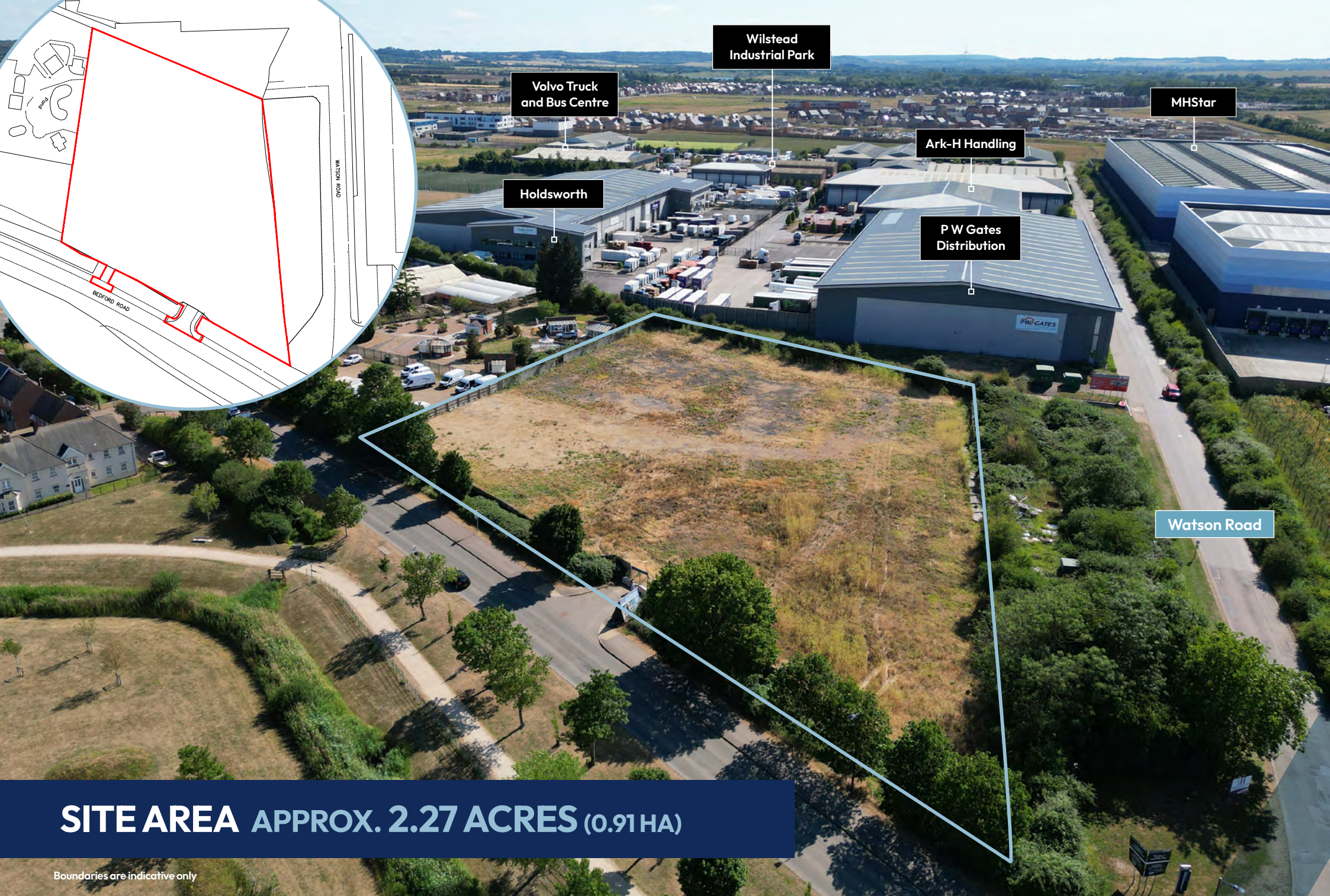
16.1% PROJECTED POPULATION GROWTH IN BEDFORD FROM 2020 TO 2040

(SOURCE: BEDFORD BOROUGH COUNCIL)

49.5%

PERCENTAGE OF WORKING-AGE POPULATION (AGES 16-64) WITH LEVEL 4 QUALIFICATIONS: 49.5%, INDICATING A HIGHLY SKILLED WORKFORCE.

(SOURCE: BEDFORD BOROUGH COUNCIL)



Wilstead Industrial Park

Volvo Truck and Bus Centre

MHStar

Ark-H Handling

Holdsworth

P W Gates Distribution

Watson Road

SITE AREA APPROX. 2.27 ACRES (0.91 HA)

Boundaries are indicative only

TENURE

The property is available freehold with full vacant possession.

PRICE

Price on application.

MONEY LAUNDERING REGULATIONS

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

CONTACT

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