

# Land off New Road, Clifton

SHEFFORD, BEDFORDSHIRE, SG17 5JH

Consented Residential Development Opportunity



Indicative Sales Boundary



## KEY HIGHLIGHTS

- The Property extends to approximately 0.93 hectares (2.31 acres).
- The Property benefits from outline planning permission for the development of up to 25 dwellings under planning reference CB/18/01518/OUT.
- The Section 106 agreement was signed and dated 28 January 2026.
- Unconditional offers are sought for the Freehold interest with vacant possession.
- Offers are to be received by **12 noon on Monday 11th May 2026.**

## INTRODUCTION

On behalf of the landowners, Savills (UK) Ltd ("Savills") is pleased to offer for sale the freehold interest in the Land off New Road, Clifton, Shefford, Bedfordshire (hereafter referred to as 'the Property').

The method of disposal is by informal tender. Interviews may be held thereafter. Offers are invited on an unconditional basis.

Preference will be given to clean bids and to parties who can clearly demonstrate that they have undertaken a full analysis of the Property and understood all of the obligations to be placed upon them.

The full Information Pack can be found at:

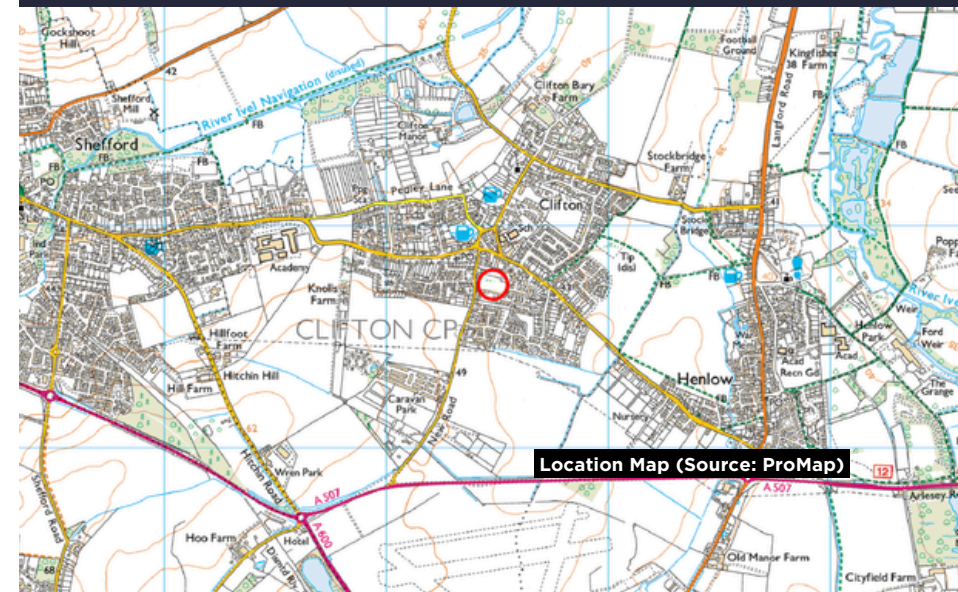
[www.savills.com/clifton](http://www.savills.com/clifton)

## LOCATION

The Property is situated just east of New Road in the centre of Clifton, within the Central Bedfordshire district. Clifton is a well-connected village positioned approximately 15.8 km (9.8 miles) south of Bedford, 19 km (11.8 miles) north of Luton and 27 km (16.8 miles) east of Milton Keynes.

Home to around 2,773 residents (2021 Census), Clifton benefits from a strong local amenity offer. A Tesco Express, public house, Indian restaurant, garage and petrol station lie close to the Property, complemented by a wider range of village services including a butcher, post office/village store and hairdresser. The village is well served educationally by the Bedfordshire Schools Trust Nursery, The Woodlands School, Clifton All Saints Academy and the Samuel Whitbread Academy, which provides upper school and sixth-form provision. Additional amenities are available in the nearby settlements of Henlow and Shefford.

Clifton benefits from good transport connectivity, with regular bus services to Arlesey and Hitchin (approximately 20 and 25 minutes respectively), both of which offer rail services to London King's Cross in around 40 minutes. By road, the A507 provides access to the A1(M) in approximately 10 minutes, enabling convenient travel south towards London and north towards the East Midlands and beyond.



## DESCRIPTION

The Property extends to approximately 0.93 hectares (2.31 acres) and comprises an irregularly shaped parcel of greenfield land. The Property is generally level and is bounded to the west by New Road.

The Property is defined by residential development to all boundaries and the southern boundary adjoins Barleyfields, a recently delivered Gade Homes scheme comprising 20 private dwellings, which completed its sales programme in 2024.

## PLANNING

The Property falls within the planning jurisdiction of Central Bedfordshire Council. The statutory plan covering planning policy and development control for the area is the Central Bedfordshire Local Plan 2015-2035. At Full Council meeting on 22 July 2021, the Central Bedfordshire Local Plan 2015 to 2035 was formally adopted.

This Local Plan sets out the vision for strategic objectives and spatial strategy for the area up to 2035. The Property is allocated as part of a wider site for residential development under Policy HA1 (Site Reference HAS10). The southern part of the allocation has been developed by Gade Homes.

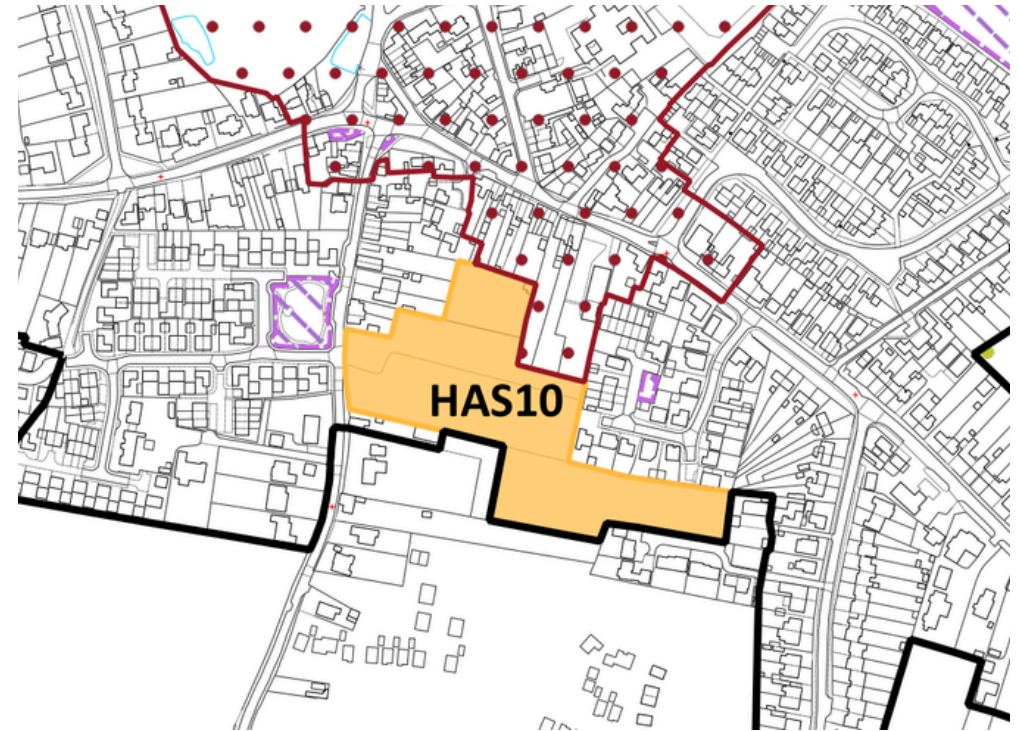
The Property benefits from outline planning permission for the development of up to 25 dwellings to include three self or custom build dwellings, under planning reference CB/18/01518/OUT, as confirmed by the Decision Notice issued on 28th January 2026. In accordance with the Section 106 Agreement, 30% of the dwellings (8 units) are to be provided as affordable.

## SECTION 106

The signed Section 106 agreement dated 28th January 2026 is included within the dataroom.

## ACCESS

Access is proposed to be taken from New Road. As per the Decision Notice, the detailed layout plans to be submitted for the approval of reserved matters shall include a vehicular and pedestrian access designed to adoptable standards to connect to the land to the north of the Property that forms part of the allocation HAS10 in the adopted Local Plan.



Adopted Policies Map - HAS10

## TECHNICAL

A comprehensive technical Information Pack has been put together and made available to all parties. We advise that any purchaser reviews the Information Pack thoroughly and makes themselves comfortable with the content therein.

## GROUND INTRUSIVE REPORT

In July 2021, EPS undertook a combined Phase I Desk Study and Phase II Geo-Environmental assessment.

The report recommended the following:

'The Phase I desk study identified a limited number of risks associated with the presence of previous structures, which could have led to made ground (in-filled soils) being left in isolated areas. Although some commercial land uses and a landfill have been noted locally, risks from these features have been discounted on account of distance from the site and a number of other factors.'

'No evidence of contamination was recorded, and laboratory testing has confirmed that the quality of the shallow soils is considered suitable for use within a sensitive residential setting. Although the current findings do not suggest any obstruction to residential development of the site, it is recommended that some further works are undertaken in the northern area, to confirm if the shallow soils in this section are of similar quality, or whether any mitigation will be required to ensure safe development.'

'Perched groundwater was encountered in one location, but is not expected to be encountered in most areas.' 'The ground conditions are considered suitable for conventional spread foundations with allowable bearing capacities ranging from 100kN/m<sup>2</sup> at around 1.0m, to 140kN/m<sup>2</sup> at 2.0m. The shallow clay soils will be subject to volume change, and foundation design should be carried out with consideration of the species and proximity of trees.'

'Suspended ground floor slabs are recommended for any new buildings, with a sub-floor void suitable for a 'medium volume change' potential soil.'

'An initial design CBR value of 4% is recommend for any new areas of hardstanding, although this may be increased if granular materials are identified once the positioning and level of roads and pavements has been confirmed.'

## FLOOD RISK ASSESSMENT

The Property lies within Flood Zone 1, indicating a low risk of flooding. Surface water drainage will be managed through sustainable drainage systems (SuDS), including a lined attenuation basin and permeable paving.

## ECOLOGY

MKA Ecology Ltd undertook a Preliminary Ecological Appraisal in July 2024, with subsequent reptile surveys undertaken in September 2024. The Preliminary Ecological Appraisal found the Property to comprise dense and scattered scrubland, other neutral grassland with a tall tussocky sward, non-native hedgerow and lines of trees, and two medium sized trees.

## BIODIVERSITY NET GAIN

MKA Ecology Ltd undertook a BNG Baseline Technical Assessment in March 2025. The baseline biodiversity value for Land off New Road, Clifton is at 7.16 habitat units and 0.32 hedgerow units. It is predicted off-site habitat compensation will likely be required to achieve a 10% net gain if the development is to involve 25 dwellings and associated roads and landscaping.

## UTILITIES ASSESSMENT

MEC undertook a Utilities Assessment in August 2021.

### Gas

Cadent Gas have confirmed that there is sufficient capacity in the local low pressure gas network to supply the development site and therefore reinforcement is not required. Connections are to be made to the 90mm PE Low Pressure gas main located within New Road which is approximately 5m to the west of the site boundary.

### Foul

Anglian Water has confirmed that the proposed development is in the catchment of Clifton Water Recycling Centre, which currently has the capacity to treat the flows from this development. The nearest gravity connection achievable is the 150mm diameter sewer at manhole 5702 in Jubilee Close at National Grid Reference NGR TL 16552 38713.

### Water

Anglian Water have confirmed that there is sufficient capacity to supply the proposed development with clean water, therefore, reinforcement works are not required. The connection for the proposed development can be taken from the existing 3" CI main in New Road at grid reference TL1639738733.

### Electricity

UK Power Networks (UKPN) have provided a budget estimate of £43,000.00 to connect the proposed development to their existing LV network within New Road. New LV mains and service connections will then be laid throughout the site to provide connections to 25 gas heated dwellings.

### Telecommunications

Openreach will deploy FTTP, free of charge, into all new housing developments of 20 or more homes. Openreach's FTTP infrastructure is open to all communication service providers to encourage greater adoption and customers can benefit from the faster speeds of up to 1Gbps.

## TENURE

The Property is owned freehold under Registered Title BD226023. The Property will be sold freehold with vacant possession. A copy of the Land Registry documentation can be found in the Information Pack.

## RIGHTS OF WAY

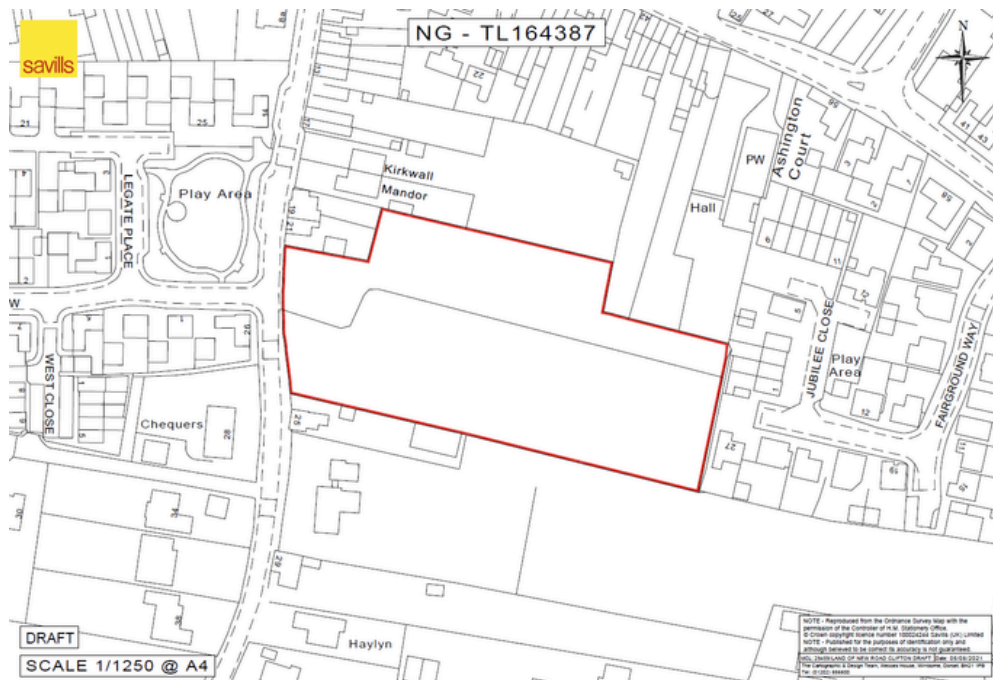
The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.

## VIEWINGS

Viewings are strictly by appointment only to be arranged through Savills Cambridge. A viewings day will be arranged during the course of the marketing period. Further details will be provided.

## VAT

Please note that VAT **will not** be charged on the sale of the Property.



Draft Sales Plan

## BIDS

Offers are invited on an unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property and understood all the obligations to be placed upon them.

Offers are to be received by **12 noon on Monday 11th May 2026**, and sent via e-mail to molly.eyles@savills.com and charlotte.wint@savills.com.

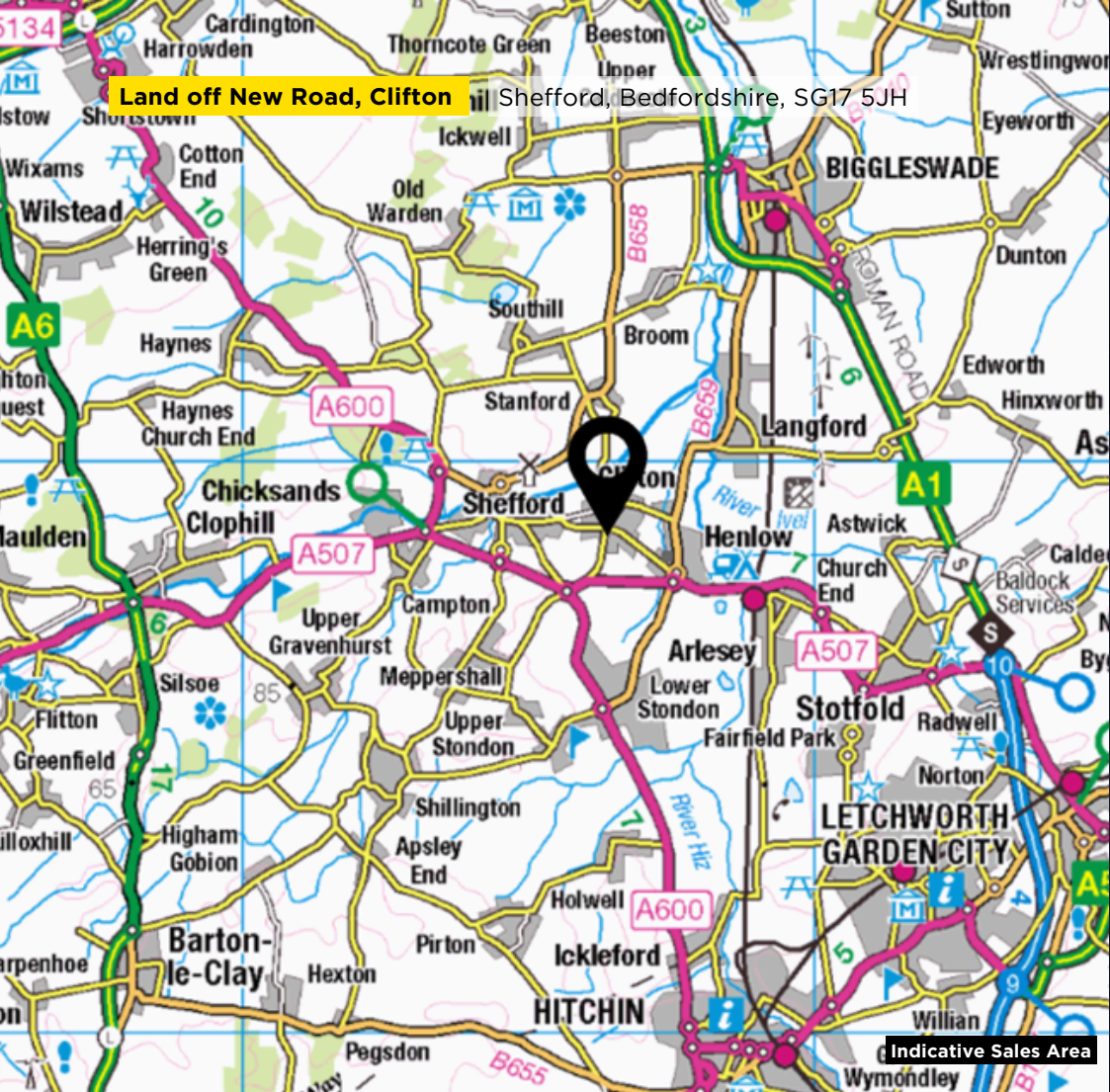
Interviews may be held shortly thereafter. As part of the Heads of Terms process, we will set out detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved.

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

## BID SUBMISSION

The following is to be submitted as part of any bids:

- Confirmation that the offer is unconditional;
- Outline of board approval process;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of deposit to be paid upon completion of contracts;
- Details of track record and any nearby land interests;
- Purchaser to provide legal undertaking to cover reasonable abortive legal costs.



## FURTHER INFORMATION

The full Information Pack can be found at:

[www.savills.com/clifton](http://www.savills.com/clifton)

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with this sale.

## CONTACT

For further information please contact:

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07929089602

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07977030111

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