BUSINESS PROPERTY SOLUTIONS

The Simpson Centre

Hallworth Drive, Stotfold
Bedfordshire SG5 4HP





Freehold for Sale

On behalf of Stotfold Town Council

EXPRESSIONS OF INTEREST INVITED
BIDS TO BE SUBMITTED BY FRIDAY 26TH FEBRUARY 2027
SUBJECT TO CONTRACT
APPROX 3,798 SQFT (352.80 SQM) GIA

DESCRIPTION

The property comprises a freehold redevelopment opportunity situated on Hallworth Drive in the heart of Stotfold, Bedfordshire.

The site accommodates buildings formerly used as a public library, café and GP premises and is positioned within an established residential setting, adjacent to residential properties and the Memorial Hall.

The property offers potential for redevelopment, particularly for residential purposes, subject to obtaining the necessary planning permissions and statutory consents.

The property presents an opportunity for developers and investors to assess the site's redevelopment potential, subject to planning and any applicable restrictions.

LOCATION

Stotfold is an established town situated in Central Bedfordshire, close to the Hertfordshire border.

The property occupies a central position on Hallworth Drive, within convenient reach of Stotfold High Street, which provides a range of local shops, services and everyday amenities.

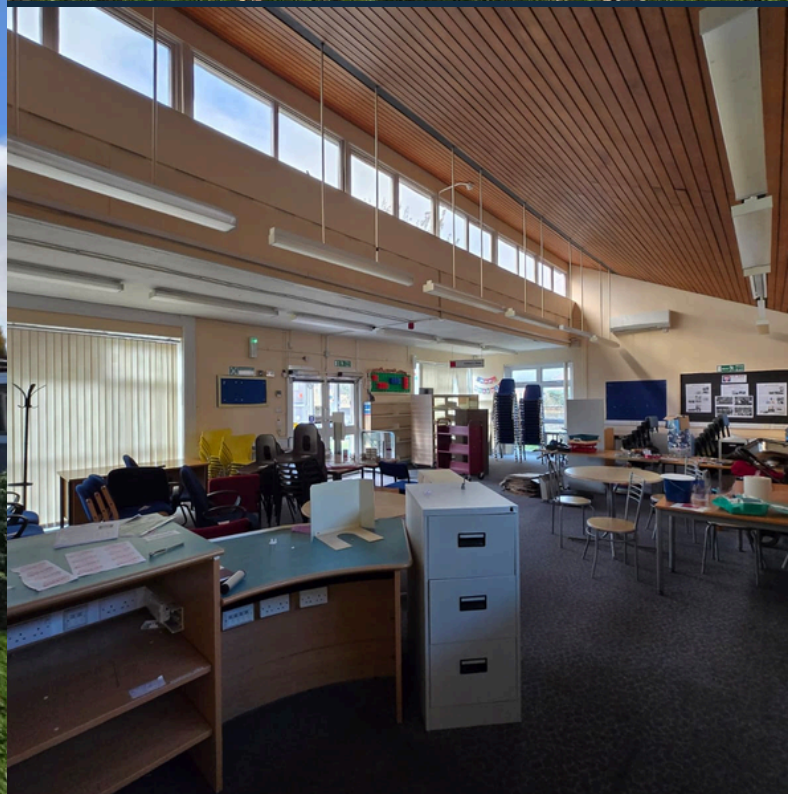
The nearby town of Letchworth Garden City, approximately four miles away, offers a wider selection of retail, leisure and commercial facilities.

The property benefits from convenient road connections, with the A1(M) approximately 1.5 miles from Stotfold town centre, providing access towards London, Peterborough and the wider motorway network.

Arlesey railway station is situated approximately two miles away, providing rail connections to London and Cambridge.







PROPERTY HIGHLIGHTS

- Freehold redevelopment opportunity in a central Stotfold location.
- Existing premises formerly occupied as a public library, café and GP surgery.
- Situated within an established residential area.
- Potential for residential redevelopment, subject to planning.
- Previous development proposals considered for a scheme of eight residential units.
- An earlier 12-unit residential scheme was also explored at pre-application stage.
- Conveniently located for local amenities and transport connections.
- Expressions of Interest invited from developers, investors and other interested parties.

DEVELOPMENT POTENTIAL

The property offers potential for residential redevelopment, subject to obtaining the necessary planning permissions.

Previous proposals have considered a residential development comprising:
- 6 × One-bedroom units
- 2 × Two-bedroom units

The proposed accommodation was originally intended for independent living for the over-55s.
An earlier scheme comprising 12 residential units was also explored at pre-application stage.

Interested parties are encouraged to undertake their own investigations into the development potential of the site and the suitability of any proposed scheme.
No formal planning permission has been obtained for the proposed residential development.

SERVICES

Mains gas, electricity, water and drainage are understood to be available in the vicinity.

Interested parties should make their own enquiries regarding the availability and suitability of services.

PLANNING

The property falls within the jurisdiction of Central Bedfordshire Council.

The site has previously been considered for residential redevelopment, although no formal planning consent has been obtained.

Prospective purchasers should make their own enquiries with the local planning authority regarding the suitability of the site for their proposed use.

All development proposals will be subject to the necessary planning permissions and statutory consents.

METHOD OF SALE

Expressions of Interest are invited for the freehold interest.
Interested parties are invited to submit their offers in writing for consideration.

Stotfold Town Council particularly welcomes expressions of interest from parties proposing uses that would provide a positive and lasting benefit to the local community.

Bids must be submitted by Friday 26th February 2027.
Further details regarding the bidding process will be provided upon request.

The vendor reserves the right not to accept the highest or any offer received.

BUSINESS RATES

Interested parties are advised to contact the relevant Local Authority.

LEGAL COSTS

Each party to bear their own costs.

EPC

TBC

VAT

TBC



Viewings

Strictly by appointment through the selling agents
Business Property Solutions
Chartered Surveyors and Commercial Property Consultants
www.businesspropertysolutions.com

Bav Shah MRICS

Mail@BusinessPropertySolutions.com

07960 960860 / 020 3325 0344

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