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## FOR SALE FORMER RESPITE & DAY CENTER PREMISES

**Hangar View  
148 Cotton End Road  
Wilstead  
MK45 3DP**



- Vacant Possession
- Generous Sized Plot
- Rural Location
- Flexible Planning Opportunities

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## ***Hangar View 148 Cotton End Road Wilstead MK45 3DP***

### **LOCATION**

The property faces to the north and is located at the east end of Wilstead, close to the A600 with Cotton End just to the north and Cardington beyond. The A6 lies to the west by just over 2km. The Bedford Bypass the A421 and the A603 are to the north by about 4.5km and beyond is Bedford.

### **DESCRIPTION**

A modern detached property of brick and tile construction with two floors of accommodation, used recently as a respite and day center. The spacious accommodation offers the opportunity for a number of medical purposes within the current planning use. The generous sized plot offers potential for expansion.

### **ACCOMMODATION**

#### **Ground Floor**

Entrance hall [stairs off]	155sq.ft	14.04sq.m
Rear Hall	60sq.ft	5.57sq.m
Rear main room	409sq.ft	38.00sq.m
Front bathroom	54sq.ft	5.01sq.m
Room 1 [front lhs]	116sq.ft	10.77sq.m
Room 2 [rear lhs]	99.5sq.ft	9.24sq.m
Room 3 [rear lhs]	99sq.ft	9.19sq.m
Room 4 [rear middle]	105sq.ft	9.75sq.m
Room 5 [front rhs]	123sq.ft	11.42sq.m
Kitchen	135sq.ft	12.05sq.m
Breakfast area	91.5sq.ft	8.05sq.m
Utility room	67.5sq.ft	6.27sq.m
Separate toilet & wet room	40sq.ft	3.07sq.m

#### **First Floor**

Landing area [built-in cupboard]		
Room 6 [lhs]	346sq.ft	32.01sq.m
Room 7 [rhs]	216sq.ft	20.00sq.m
Bathroom	99sq.ft	9.19sq.m

### **SERVICES**

Mains electricity, water and drainage are connected. Heating is from a gas boiler to radiators.

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### **OUTSIDE**

The premises are set back from the road with a forecourt area and side access to open ground at the rear which extends off to the east in a L shape. The total site area extends to 0.926 acre.

### **PLANNING**

Existing planning falls into the use class of D1 with the provision of education, day nursery, medical or health services. An interested party should make their own enquiries direct with the Planning Department of Bedford Borough Council.

### **EPC**

In progress, draft prepared.

### **FREEHOLD**

The premises are offered for sale freehold with vacant possession at £750,000.

### **VAT**

All figures are exclusive of VAT. Value Added Tax may be payable and prospective purchasers will need to satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

### **LEGAL COSTS**

Each party to bear their own legal costs.

### **POSSESSION**

Upon completion of legal documentation.

### **VIEWING**

Viewing and further information via the sole selling agents  
Cliftons 01767 312131





