

Land off Hitchin Road, Henlow, Central Bedfordshire

October 2025

An excellent opportunity to acquire freehold development land subject to planning
For Sale by Informal Tender

Executive Summary

An opportunity to acquire freehold development land in Henlow, a well located village in Central Bedfordshire

Conveniently located for Hitchin, Letchworth, Bedford, Milton Keynes and Arlesey Railway Station

Outline planning application submitted for up to 120 dwellings, with all matters reserved except access.

Subject-to-planning bids invited pending determination of the planning application



Overview

Bidwells is instructed by Henlow Parish Council to invite offers (subject only to the grant of planning permission) for the freehold purchase of Land off Hitchin Road, Henlow, Central Bedfordshire.

The planning application will be determined by delegated powers and it is intended that an unconditional sale by way of Informal Tender will be progressed upon positive determination of the planning application.

Description

The site extends to circa 13.3 acres (5.40 hectares). The site is located to the north east of Henlow Camp, Henlow; please refer to the Site Plan at Appendix 1.

The site is currently in agricultural use under an agricultural licence.

The site's northern and eastern boundaries are well-defined by hedgerows. The southern boundary is defined by the existing residential area and Derwent School. The western boundary is formed by the B659 (Hitchin Road).

Location

Henlow is a large village and civil parish located within Central Bedfordshire. The site is located to the south of the parish in the area known as 'Henlow Camp', which reflects the area's military history. RAF Henlow continues to occupy a large proportion of the built area within Henlow Camp with some of the land still associated with military activities, but many parts of the original camp have been redeveloped.

There is a range of facilities in close proximity to the Site, including:

- Derwent School
- Nursery
- Lower Stondon Surgery
- Henlow Pharmacy and Post Office
- A convenience store
- Pubs, bars and takeaways

Arlesey Railway Station provides regular direct services to London St Pancras in under 40 minutes and is easily accessible from the Site by either motor vehicle or bicycle (3.6 miles via the local road network) or on foot via the local network of footpaths.

The closest bus stop is served by Service 9B (onward connections to Stevenage and Bedford) and Service 74 (onward connections to Hitchin and Bedford).

Good connectivity coupled with affordable prices makes Henlow an attractive location for first-time buyers and young families.

Planning

The site is located within Central Bedfordshire and is allocated for residential development within the adopted Central Bedfordshire Local Plan, under Policy HA1: Small and Medium Allocations, reference HAS23: Land adjacent to Derwent Lower School.

An Outline Planning Application was registered by CBC on 19 December 2024 and assigned application reference: **CB/24/03628/OUT**.

This planning application seeks outline planning permission for residential development with all matters reserved except for access. A full description of development is below:

“Residential development of up to 120 dwellings (Use Class C3), including vehicle, pedestrian and cycle access routes, parking, open space, landscaping, foul pumping station, electrical sub-station, plant, earthworks and SuDS. All matters reserved except for access.”

The outline planning application proposes 30% Affordable Housing.

For further details of the proposed development, please refer to Section 4 of the Planning Statement that is available in the Information Pack.

Information Pack

A Planning, Technical & Legal Pack has been prepared to assist parties in understanding the opportunity, the technical constraints, and offer submission requirements, and should be read alongside these particulars.

A comprehensive suite of background documentation can also be accessed via the dedicated website linked below:

<https://hitchinroadhenlow.co.uk/>

Bidding Guidelines

The sale will be conducted by way of Informal Tender.

A sale of the site as a whole will be undertaken via a two-stage process. Pending the delegated decision described above, bids are initially sought on a Subject-to-Planning basis and as a minimum should be accompanied by the following:

- A fully populated version of the bid proforma;
- A layout for the bidder's proposed development scheme; and,
- A corresponding schedule of accommodation.

Offers are to be submitted electronically to Bidwells and Richborough, using the contact details provided below, by **1pm on Friday 5th December 2025.**

The vendor reserves the right to accept any or none of the offers received.

If shortlisted, bidders will be required to attend an in-person interview. Interviews are to be held at Henlow Parish Council's office at Henlow Park Pavilion, Groveside, Henlow, Bedfordshire, SG16 6AP. It is anticipated that interviews will be held during **w/c 15th December 2025**, the precise dates will be confirmed in advance of the bid deadline.

Discussions will be progressed in tandem with the planning application, and it is the intention to provide bidders with a final briefing note following the delegated decision.

It is the Vendor's intention, subject to receipt of a planning permission, to conclude the marketing process by inviting 'best and final' unconditional offers from shortlisted bidders.

Please be advised that in disposing of their interest in the land, the Landowner will need to demonstrate that the sale is in accordance with the provisions of The Local Government Act 1972.

Additional Information

Tenure

The site is currently in agricultural use under the terms of an agricultural licence. It is the Vendor's intention to sell the land with Vacant Possession.

Wayleaves, Easements, Covenants and Rights of Way

The site is being marketed subject to and with the benefit of all wayleaves, easements, covenants and rights of way, whether or not disclosed.

An underground drain passes through the site from the northeast to the residential neighbourhood to the south of the site. This and other constraints have been taken into consideration in the masterplanning for the development. This is covered in more detail in the design and access statement (DAS) by Pegasus Design.

The site is held entirely under a single title (BD287470) which is owned by Henlow Parish Council.

There are no public rights of way within or neighbouring the site.

Viewings

The site can be viewed from the field gate which provides vehicular access from the A659 (Hitchin Road). Any parties wishing to walk the site are required to make prior appointment with Bidwells.



Contacts

For further information please contact the selling agents:



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