



LAND TO THE NORTH OF ICKLEFORD, BEDFORD ROAD, HERTFORDSHIRE
Residential Development Site for Sale by Informal Tender

Carter Jonas

LAND TO THE NORTH OF ICKLEFORD, BEDFORD ROAD

- For sale by Informal Tender
- Allocated for 150 homes.
- 9.5 hectares (23.5 acres)

DESCRIPTION

The Site is located on the north-western side of the village of Ickleford, to the east of A600 Bedford Road. It is bounded by Ickleford Sports and Recreation Club Pavilion and playing fields to the east, residential development to the south, A600 Bedford Road to the west and agricultural land to the north.

Currently, the Site comprises a number of smallholdings along with associated residential dwellings accessed via Bedford Road. A small area of woodland is located in the south east corner of the site identified within the IC3 policy as 'priority deciduous woodland'. The remainder of the site is arable farmland with pockets of trees, hedges and vegetation.

LOCATION

Ickleford is a village and civil parish in North Hertfordshire located on the outskirts of Hitchin with the civil parish boundary to the north bordering Central Bedfordshire. The village contains a range of facilities including a primary school, shops, public houses, village hall and church. Local amenities are available in Hitchin, which offers a wide range of shops, restaurants, leisure facilities and schools, along with a mainline railway station providing fast and frequent services to London King's Cross and Cambridge. Road links are good, with convenient access to the A1(M) and the wider regional motorway network.

PLANNING

The Site sits within the jurisdiction of North Hertfordshire District Council.

The current Local Plan is the North Hertfordshire Local Plan (2011-2031) which was adopted on 8 November 2022.

AN EXCITING OPPORTUNITY TO ACQUIRE A RESIDENTIAL DEVELOPMENT SITE AT BEDFORD ROAD, ICKLEFORD ALLOCATED IN THE NORTH HERTFORDSHIRE LOCAL PLAN FOR 150 HOMES

ON THE INSTRUCTIONS OF HERTFORDSHIRE COUNTY COUNCIL



RETAINED LAND

The planning allocation requires the reserving of sufficient land (estimated at 2.2 ha) for the provision of a new 2FE primary school. The retained land is to be excluded from the sale, boundary to be agreed.

PROPOSED ACCESS

The site will require the creation of a new access onto A600 Bedford Road.

LAND OWNERSHIP

The Site is under the freehold ownership of Hertfordshire County Council. One parcel of land is subject to a tenancy with mutual break option. Further information available on request.

VAT

VAT will not be chargeable on the sale.

DATAROOM

Our dataroom can be accessed via the dedicated website link below. As well as providing detailed guidance for submission of bids and viewing arrangements this includes detailed planning and title information as well as various reports and surveys.

https://sites.carterjonas.co.uk/Bedford_Road_Ickleford/

Interested parties will be deemed to have submitted proposals in the full knowledge of all documents within the information pack.

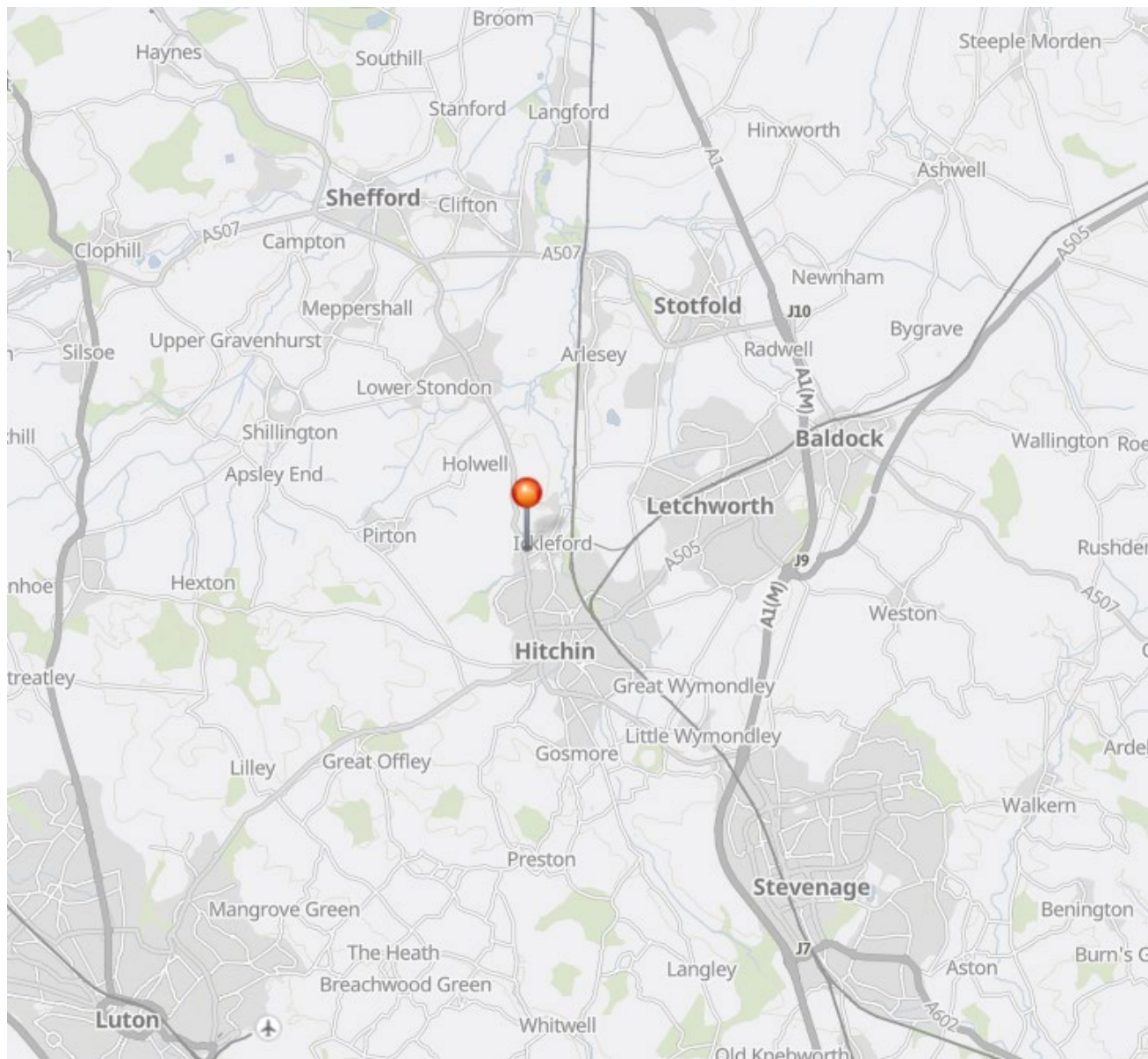
AGREEMENT

The Council is seeking offers for the sale of the freehold interest of the whole of the Site. Interested Parties are required to submit their proposals via email and in accordance with the Bidding Guidelines to george.barnes@carterjonas.co.uk by not later than 12 noon on Thursday 8 October 2026. The Council reserves the right to reject any or all offers received.

VIEWINGS

Much of the site can be viewed via public footpaths and bridleways running around the perimeter. However access to the houses and land to the rear will need to be arranged by appointment.





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IMPORTANT INFORMATION

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