

# 1 Rothsay Gardens, Bedford



# 1 Rothsay Gardens Bedford MK40 3QA

## Double fronted detached Victorian residence in this sought after town centre location

**A former nursery in need of refurbishment with planning consent for residential use. The house, arranged over three storeys, extends to approximately 4,444 sq ft (GIA) and benefits from a 100 ft rear garden.**

For sale freehold

Ref EVC/MW/451/217478

Joint Sole Agents

### Description

The property comprises an unmodernised Victorian double fronted former nursery arranged over three floors and extending to approximately 4,444 sq ft. Internally the house retains some original features and offers a superb opportunity to be refurbished to provide spacious family accommodation.

### Location

Rothsay Road is situated approximately 1/2 mile east of Bedford Town Centre, with its broad range of shopping and services, and falls within the catchment area of excellent local schools as well as being in close proximity to the highly regarded private Harpur Trust Schools. The property is located within a Conservation Area and is in close to the stunning Embankment and Russell Park which offer peaceful riverside walks.

The property is served by good transport links as it located on a regular bus route and close to Luton airport,

while Bedford mainline station provides fast and frequent commuter links to London Kings Cross / St Pancras (Thameslink), Gatwick and Brighton. Vehicular access is provided by the main A6 to Luton and Bedford's new southern bypass which leads to the A1(M) trunk road, the M1 motorway and Milton Keynes.

### Title and Tenure

The site is held freehold and is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars and any other matters whatsoever affecting the site.

Furthermore, it is to be sold subject to any development plan, town and country planning scheme, or agreement, resolution or notice, which may or may not come into force and also subject to any statutory provisions or by-laws without any obligation on part of the vendor supplying them.

### Services

It is understood that mains water, electricity, gas and drainage are available to the site, although it will be the responsibility of the purchaser to ensure that they are available and adequate for the future use of the property.

### Statutory Authorities

Bedford Borough Council, Town Hall, St Paul's Square, Bedford, MK40 1SJ  
Tel: 08458 247247E mail: county.hall@kent.gov.uk

### Council Tax

The property is currently assessed for non domestic rates and will be need to be reassessed for council tax following a reversion to residential use.

### Tender Procedure

#### i. Basis of offers

The property is to be sold by means of informal tender and all offers should be made subject to contract (and survey if required) only.

#### ii. Venue

Bids should be delivered by post, fax or by personal delivery to the offices of the vendor's joint sole selling agents:

FAO: Emma Cleugh  
**Knight Frank LLP,**  
Granville House,  
132 Sloane Street,  
London SW1X 9AX

Fax: 0207 598 4001

Please telephone to confirm receipt of any faxed offers.

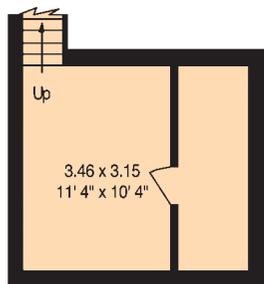
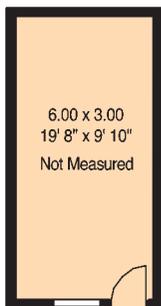
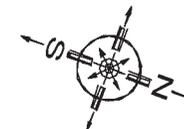
#### iii. Purchaser Notice

The Vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.

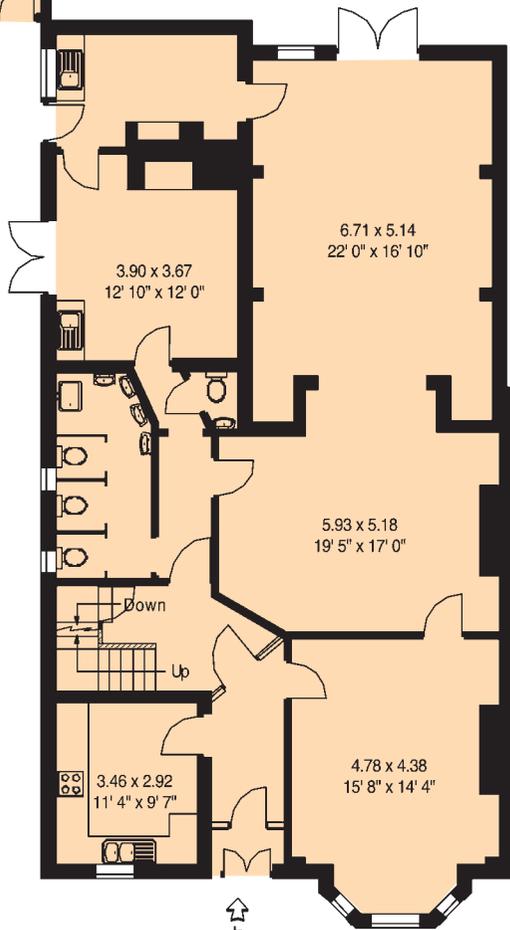
# TEDDIES NURSERY, 1 ROTHESAY GARDENS, BEDFORD, MK40 3QA

Approximate Gross Internal Area :-

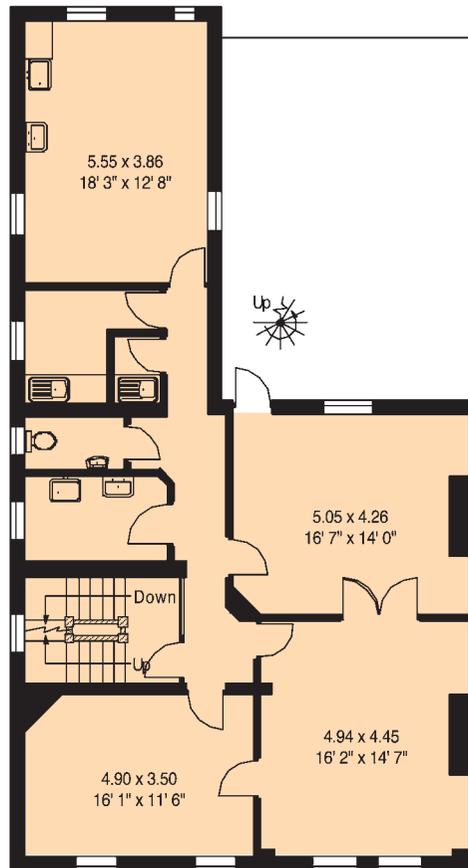
Ground Floor	184 sq mt / 1980 sq ft
First Floor	121 sq mt / 1302 sq ft
Second Floor	87 sq mt / 936 sq ft
Basement	21 sq mt / 226 sq ft
Total	413 sq mt / 4444 sq ft



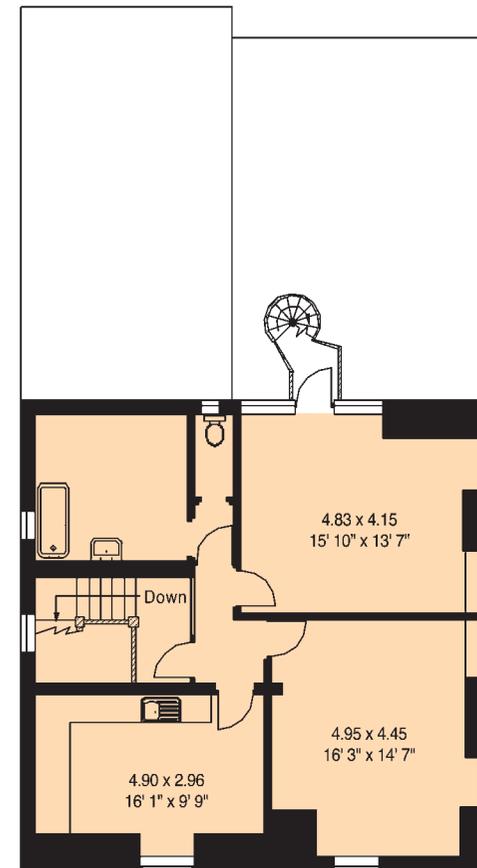
**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

Offers must state a specific sum of money to be paid and shall not be for a sum calculable only by reference to another bid for the property.

The vendor is not registered for VAT, the purchaser will be responsible for paying any VAT which is payable.

The property is to be sold with the benefit of full vacant possession.

**iv. Additional Information Required**

Within the offer letter, bidders will be required to provide the following additional information:

**a. Legal advisors**

Details of the solicitors who will be acting in the purchase, if the bid is acceptable.

**b. Finance**

Details of funding arrangements (clarification and confirmation may be sought in certain circumstances) if appropriate.

**Inspection and Further Information**

The property may only be inspected by prior appointment through Knight Frank LLP or Compass. Prospective purchasers should be aware that inspections are made entirely at their own risk, and no liability is accepted by the vendor or their agent. Should you wish to view the property or require further information please contact:

Mike Wiseman/Morgan Cole at Knight Frank, 132 Sloane Street, London SW1X 9AX. Telephone 020 7598 4000, fax 0207 598 4001 or email [morgan.cole@knightfrank.com](mailto:morgan.cole@knightfrank.com)  
Jon Taylor at Compass Residential, 8-16 Bromham Road, Bedford MK40 2QA. Telephone 01234 270333, fax 01234 358007 or email [executivehomes@compasspropertygroup.co.uk](mailto:executivehomes@compasspropertygroup.co.uk)

**Postcode**

The postcode of the property is MK40 3QA



**0207 598 4000**

**[knightfrank.com](http://knightfrank.com)**

Granville House, 132 Sloane Street,  
London SW1X 9AX

[institual@knightfrank.com](mailto:institual@knightfrank.com)



**01234 270333**

**[compasspropertygroup.co.uk](http://compasspropertygroup.co.uk)**

Compass House,  
8-16 Bromham Road,  
Bedford MK40 2QA

[executivehomes@compasspropertygroup.co.uk](mailto:executivehomes@compasspropertygroup.co.uk)

**Important notice** These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information should not be relied upon as a statement or representation of fact or that the property and its services are in good condition. Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. All statements contained in these particulars in relation to the property are made without responsibility on the part of Knight Frank or its clients. Particulars dated: May 2006. Photograph dated: 2006

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Registered office: 20 Hanover Square, London W1S 1HZ