

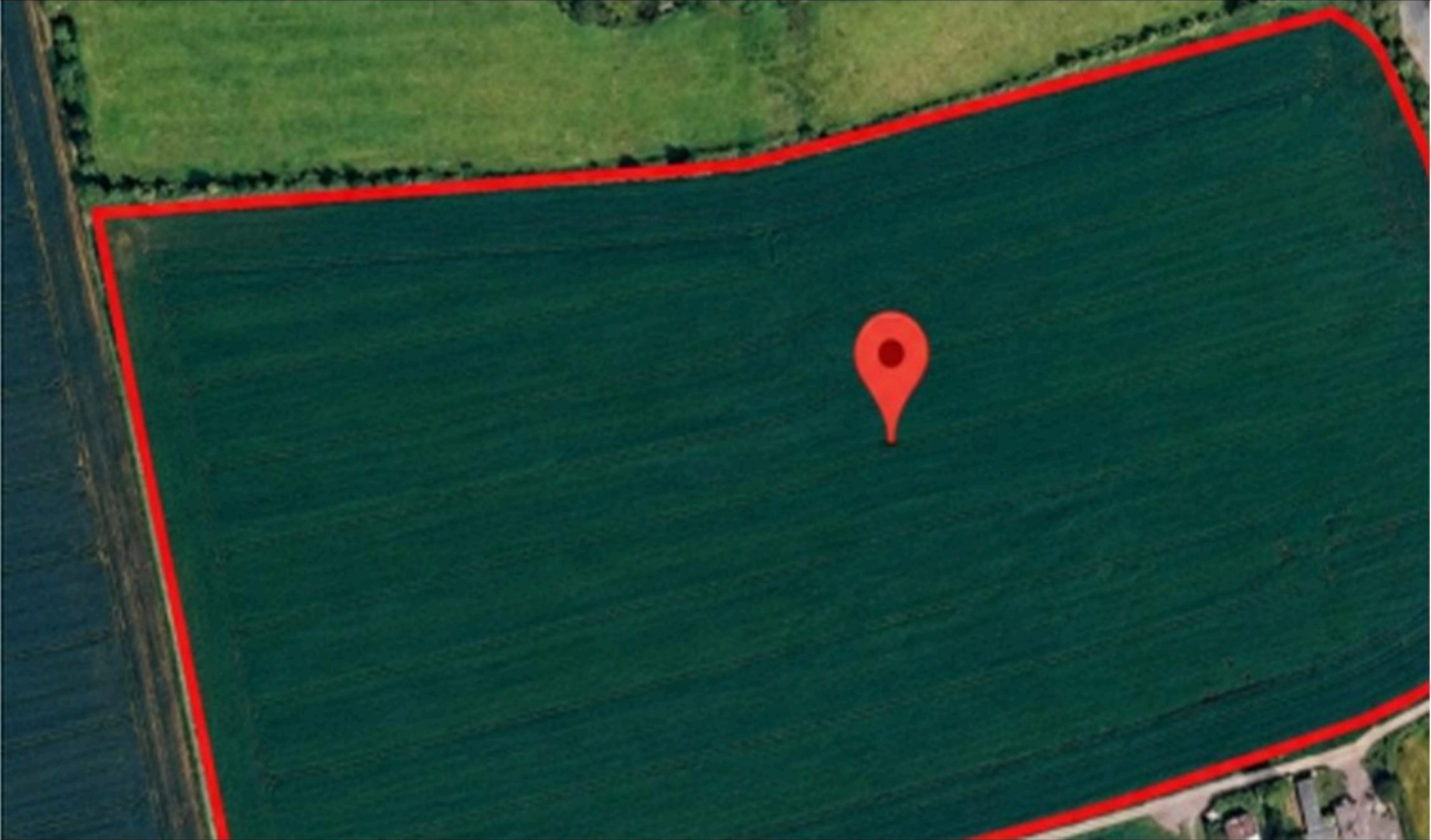
STRATEGIC LAND

INFORMATION DOSSIER

PLANNING | INFRASTRUCTURE | SITE CONTEXT

SITE INFORMATION

FIVE-PAGE
SUMMARY



BIGGLESWADE

STRATEGIC LAND INVESTMENT OPPORTUNITY

Central Bedfordshire

PRIME LOCATION	SIGNIFICANT SCALE	LONG TERM VALUE	FLEXIBLE DELIVERY	SUSTAINABLE FUTURE
Strategic regional setting	Approx. 20-21 acres	Promotion and investment opportunity	Phased or comprehensive strategy	Evidence-led long-term growth

PLANNING & STRATEGIC POSITION

PLANNING OVERVIEW

Biggleswade is a coherent strategic land opportunity on the A1 corridor. Its road connectivity, scale and proximity to major electrical infrastructure create flexible potential for employment, commercial, energy, digital and logistics-led uses, subject to planning and technical verification.

PLANNING TIMELINE

- 1

Promotion Strategy
Employment-led and infrastructure-led promotion.
- 2

Call for Sites
Council enquiry made and acknowledged.
- 3

Infrastructure Review
Power, access and utilities under review.
- 4

Future Allocation
Potential commercial allocation subject to policy.

PLANNING CONTEXT PLAN

Commercial, energy and other development-led uses, all subject to planning and technical verification. The site is located in a strategic position on the A1 corridor, providing access to major infrastructure and strategic investors seeking connected land with value-added potential.



SITE FACTS

LOCATION	Biggleswade, Central Bedfordshire
SITE AREA	Approx. 20-21 acres
OWNERSHIP	Coordinated ownership
CURRENT USE	Open land
PLANNING STATUS	Strategic Promotion Opportunity
ACCESS	A1 corridor / London Road context

PLANNING OPPORTUNITIES

- Strategic employment-led opportunity.
- A1 corridor access for flexible commercial uses.
- Strong wider energy and infrastructure context.
- Potential for logistics, industrial and digital investment.

INFRASTRUCTURE & CONNECTIVITY

ROAD CONNECTIVITY

- Immediate benefit from the A1 corridor.
- Strong strategic access for employment and logistics.

RAIL CONNECTIVITY

- Biggleswade rail connectivity within the local area.

UTILITIES

- Power, water and drainage capacity require confirmation.

DIGITAL INFRASTRUCTURE

- Potential digital-infrastructure context requires specialist review.

STRATEGIC CONTEXT MAP

THE STRATEGIC INFRASTRUCTURE - LOCATION SCHEMATIC



POWER NETWORK ASSESSMENT

Electrical and utility context is relevant to the site, but capacity, route, cost and timing remain subject to formal provider enquiries.

REFERENCE	STATUS	NOTE
Biggleswade East context	Wider 400kV infrastructure	Approx. 3.8 km
Formal capacity	Not confirmed	-
Technical position	DNO study required	-

INFRASTRUCTURE SCORECARD

Road Connectivity	★★★★★
Rail Connectivity	★★★★☆
Utilities Availability	★★★★☆
Digital Infrastructure	★★★★☆
OVERALL RATING	★★★★☆

INVESTMENT CASE

WHY THIS SITE?

- Prime A1 corridor location.
- Flexible employment and infrastructure potential.
- Strong road accessibility.
- Energy context widens investor appeal.
- Suitable for industrial, logistics and digital uses.

TARGET INVESTORS

- Industrial / Logistics Developers
- Strategic Land Promoters
- Infrastructure Investors
- Energy & Digital Operators
- International Investment Funds

INVESTMENT SCORECARD

Strategic Location	★★★★★
Accessibility	★★★★★
Site Scale	★★★★☆
Planning Potential	★★★★☆
Infrastructure	★★★★☆
Long-Term Value	★★★★☆

OVERALL INVESTMENT RATING ★★★★★

SWOT ANALYSIS

STRENGTHS

- A1 corridor position
- Flexible use potential
- Infrastructure context

WEAKNESSES

- No secured allocation
- Utility evidence pending
- Coordinated ownership structure

OPPORTUNITIES

- Employment allocation
- Infrastructure-led growth
- Energy / digital uses

THREATS

- Policy competition
- Connection constraints
- Commercial market changes

DELIVERY STRATEGY & NEXT STEPS

PLANNING PROMOTION ROADMAP



TECHNICAL WORK PROGRAMME

- Topographical survey
- Highways & transport appraisal
- Utilities & drainage assessment
- Planning policy review
- Grid and power-context review

COMMERCIAL ENGAGEMENT STRATEGY

- Engage operators and developers
- Dialogue with infrastructure investors
- Explore energy / digital partnerships
- Phased approach to maximise value

RECOMMENDED NEXT STEPS

- Agree objectives
- Commence technical programme
- Engage stakeholders
- Continue employment promotion
- Report findings

PROFESSIONAL NOTICE

This document is provided for general information only. Plans are indicative and not to scale. Any development potential remains subject to planning permission, technical assessment and statutory consents. No representation or warranty is given as to completeness or accuracy.

BIGGLESWADE

PROJECT INFORMATION DOSSIER

Central Bedfordshire

DOCUMENT CODE

SITE-BIG-2026

EDITION

NEUTRAL

STATUS

PUBLIC INFORMATION