

STRATEGIC LAND

INFORMATION DOSSIER

PLANNING | INFRASTRUCTURE | SITE CONTEXT

SITE INFORMATION

FIVE-PAGE
SUMMARY



WILSTEAD

STRATEGIC LAND INVESTMENT OPPORTUNITY

Bedfordshire

PRIME LOCATION

Strategic regional setting

SIGNIFICANT SCALE

Approx. 45 acres

LONG TERM VALUE

Promotion and investment opportunity

FLEXIBLE DELIVERY

Phased or comprehensive strategy

SUSTAINABLE FUTURE

Evidence-led long-term growth

PLANNING & STRATEGIC POSITION

PLANNING OVERVIEW

Wilstead is a substantial strategic landholding adjoining the established settlement in Bedfordshire. Its scale, connectivity and settlement relationship create a compelling residential-led promotion opportunity, subject to planning, infrastructure and legal review.

PLANNING TIMELINE

- 1

Local Plan Strategy

Strategic promotion through Bedford Borough plan-making.
- 2

Call for Sites

Opportunity to promote land for future allocation.
- 3

Legal Review

Progress subject to overage / clawback confirmation.
- 4

Future Allocation

Potential allocation subject to policy and evidence.

PLANNING CONTEXT PLAN



SITE FACTS

LOCATION	Wilstead, Bedfordshire
SITE AREA	Approx. 45 acres
OWNERSHIP	Private ownership
CURRENT USE	Agricultural
PLANNING STATUS	Strategic Promotion Opportunity
ACCESS	A6 / Bedford context

PLANNING OPPORTUNITIES

- Strategic residential-led growth opportunity.
- Potential settlement-edge extension.
- Strong access to Bedford and regional corridors.
- Long-term value through controlled promotion.

INFRASTRUCTURE & CONNECTIVITY

ROAD CONNECTIVITY

- Strong access to the A6, A421 and M1 corridor.
- Good regional connectivity to Bedford and Luton.

RAIL CONNECTIVITY

- Bedford rail services within the wider catchment.

UTILITIES

- Water, drainage, wastewater and power require formal confirmation.

DIGITAL INFRASTRUCTURE

- Local fibre and mobile context to be assessed.

STRATEGIC CONTEXT MAP



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
UKPN context	Formal capacity enquiry recommended	To confirm
Connection feasibility	Not secured	-
Legal position	Overage review before action	-

INFRASTRUCTURE SCORECARD

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

INVESTMENT CASE

WHY THIS SITE?

- Large strategic scale.
- Strong settlement relationship.
- Bedfordshire housing-demand context.
- Potential high-quality residential-led development.
- Attractive to housebuilders and promoters.

TARGET INVESTORS

- National Housebuilders
- Strategic Land Promoters
- Institutional Investors
- Infrastructure Investors
- International Investment Funds

INVESTMENT SCORECARD

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

SWOT ANALYSIS

STRENGTHS

- Large site scale
- Strong connectivity
- Residential demand backdrop

WEAKNESSES

- Overage / clawback issue
- Evidence work required
- No secured allocation

OPPORTUNITIES

- Plan allocation
- Settlement extension
- Phased development

THREATS

- Legal triggers
- Infrastructure constraints
- Policy evolution

DELIVERY STRATEGY & NEXT STEPS

PLANNING PROMOTION ROADMAP



TECHNICAL WORK PROGRAMME

- Topographical survey
- Environmental assessment
- Landscape & visual appraisal
- Village open-space statement
- Transport & access appraisal

COMMERCIAL ENGAGEMENT STRATEGY

- Engage selected housebuilders
- Dialogue with institutional investors
- Phased approach to maximise value
- Control disclosure and legal risk

RECOMMENDED NEXT STEPS

- Confirm legal position
- Commence technical review
- Engage stakeholders
- Prepare promotion strategy
- 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.

WILSTEAD
PROJECT INFORMATION DOSSIER
Bedfordshire

DOCUMENT CODE
SITE-WIL-2026

EDITION
NEUTRAL

STATUS
PUBLIC INFORMATION