



*Beautiful Site With The Heartland of*  
**CADDINGTON**

Bedfordshire - UK



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## Introduction and History

### **THE LAND**

The site comprises approximately 56 acres, situated in a strategic position on the western outskirts of Caddington Village and approximately 3 miles west of Luton Town Centre. The site has two road frontages with the busy Dunstable road running along the northern boundary. Caddington itself, has a village character, however lies within a short distance to the busy urban area of Luton, with many associated shops, schools, leisure facilities and an international airport. Vehicle access to the site is very good with the M1 motorway little over 2 mile from the site. Rail access is provided via Luton's two railway stations.

### **INTRODUCTION TO CADDINGTON:**

Caddington is a village and civil parish in the Central Bedfordshire district of Bedfordshire, England. It lies between the Dunstable/ Luton urban area, and Hertfordshire. The area was once the centre of a thriving brick industry built around the rich source of clay. Much of Caddington is now urban and there has been much residential development in recent years with the provision of local facilities such as shops, schools and a public hall. Caddington still retains its village green and nearby is the medieval parish church. Caddington is the largest of the Chiltern villages and parishes and offers the largest selection of services and facilities within the main village.



## Site Information and Distances

### DISTANCES FROM :

• Marble Arch- London	32 Miles
• Knightsbridge- London	33 Miles
• Luton Centre	3.5 Miles
• Milton Keynes Centre	19 Miles
• Heathrow Airport	37 Miles
• Luton Airport	6 Miles
• London St. Pancras International	32 Miles
• M1 Junction 10 about	2 Miles

### SITE INFORMATION :

- Freehold Title
- 56.5 acres
- 300 plots
- Plot size 675 sq m
- Village: Caddington
- County: Bedfordshire
- Area code: LU1

Caddington is located within Central Bedfordshire and the relevant adopted Development Plan comprises 2 documents, namely the 'South Bedfordshire Local Plan Review, Adopted January 2004' and 'Luton and Central Bedfordshire Core Strategy, endorsed in 2009'. But the administrative area has since changed and the Development Plan is currently under review.

Caddington Population: 3,846



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Plot labels include codes such as CAC48 (675 SqM), CAB27 (1030 SqM), CAB34 (675 SqM), CAA103 (675 SqM), and CAA123 (675 SqM). Other labels include CAC39 (675 SqM), CAB25 (675 SqM), CAB33 (675 SqM), CAA102 (675 SqM), and CAA122 (595 SqM). The labels are distributed across the entire site, indicating a large number of individual plots available for development.

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## Background and Business

### BACKGROUND TO THE AREA

Luton is an attractive and accessible location. Located along a main train line and motorway servicing London and the north of England. There are a number of local attractions within the area with a rich supply of amenity and open space.

The nearby city of Luton is a vibrant, exciting town nestled between the Chiltern Hills and offering many brilliant and convenient advantages for visitors.

The town is a bustling and lively place with a strong cosmopolitan feel. Home to people speaking more than 100 different languages, Luton boasts its own international airport and great road and rail links to the rest of the UK. It is also surprisingly green with lots of landscaped parks, and of course, London city and the west end are just 25 minutes away by train.

Major improvements have been made to the town centre in recent years, with more improvements to follow in the coming years. Shopping is good with the Mall, home to many high street retailers, completing a further major upgrade recently. Many of the streets and squares in Luton offer a rich variety of specialist stores and pavement cafes in an attractive, pedestrian friendly environment.

The village of Caddington has experienced an amount of residential build in recent years and is also set to see some more imminently and also in the future which will be detailed in the joint Neighbourhood Plan with Slip End. The village is well serviced in terms of facilities which include local shops, schools, restaurants, doctor's surgery, and a public hall. There are also local bus services, servicing routes to the bustling urban areas of Luton.





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