



PRICE
£850,000



Railway Swan House

Station Road, Turvey, Bedford, MK43 8BH

Office, Apartment & Development Opportunity | Freehold | 2,578 Sq Ft - 239.5 Sq M



FOR SALE



Location

Station Road in Turvey, Bedford is a charming and characterful stretch that captures the essence of rural English village life. The road is lined with a mix of period and modern homes, including cosy cottages, more expansive detached houses, and some converted historical buildings that speak to the area's past. Trees and hedgerows frame the street, adding a verdant and serene atmosphere, especially in the spring and summer months when greenery is lush and vibrant.

At one end, Station Road connects to the heart of Turvey, with easy access to local amenities, such as village shops, traditional pubs, and a historic church that accentuates the village's heritage. The River Great Ouse meanders nearby, offering picturesque walking trails for nature enthusiasts, while open countryside stretches beyond, giving residents a sense of tranquillity and space.

Though Turvey no longer has an operating railway station, the history of Station Road evokes the era when rail travel brought commerce and bustle to this quiet corner of Bedfordshire. Today, the road serves as a residential lane that maintains a close-knit community feel, with friendly neighbours and a welcoming ambience characteristic of traditional English villages. The surroundings are ideal for those seeking a blend of history, nature, and village charm, all within a short drive of nearby towns like Bedford and Milton Keynes.



Amenities



Kitchen



Parking



Mixed Use
Office & Resi



Village Location



Meeting Rooms



Transport Links





Description

The main property is a detached two storey Tudor style former public house set within a generous corner plot with extensive parking to the front elevation and spacious gardens to the rear. In addition to this there is a detached single storey former function room currently used for storage.

The property has since been reconfigured and now houses several office suites on the ground floor and a spacious two-bedroom self-contained apartment above.

Ground Floor

Accessed via the main front entrance to the property the ground floor has several offices / meeting rooms with a kitchen and WC located to the rear. The offices have the perfect mix of modern décor within the character of the original building. There is a rear door access to the open plan garden mainly laid to lawn and enclosed by fencing.

The space measures approximately 90.8 sq m or 977.3 sq ft.

First Floor

The first floor houses the two bedroom recently refurbished, residential apartment. The first floor can be accessed internally and externally via a separate entrance from the side garden. The ground floor lobby provides access to the stairs leading to the spacious first floor landing area providing access to two good sized bedrooms, a lounge, kitchen diner and a shower suite.

The apartment measures approximately 60.5 sq m or 651 sq ft.

Former function Room Outbuilding

This detached former function room building lies along the right-hand side of the main detached property. This building is single storey with a tiled pitched roof over and has a three phase connection. The space measures approximately 88.2 sq M or 950 sq ft. The property is made up of an open plan front section with WC, storerooms and Kitchen to the rear. In addition to the access door to the front elevation the building has side access doors that open onto the rear garden space of the main property. The building is in a state of disrepair and would need refurbishment, however the scope of uses for the space is substantial.

External

The property has a generous front driveway for multiple vehicle parking in addition to the open and blank canvas of the rear garden space. The main building has UPVC double glazing, central heating and is not listed.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground Floor Office	977	90.8
First Floor Residential	651	60.5
Former Function Building	950	88.2
Total	2,578	239.5





Further information



Price

Freehold title for sale at a guide price of £850,000 exclusive of VAT.

Planning

The current permitted uses of the site fall within use class E & C3 of the Town and County planning order updated from the 1st September 2020.

Scope for development STP.

Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority (Bedford).

Ground Floor Offices

Rateable Value: £12,000

Rates Payable: £6,120

2023/2024 Rates Payable 0.512p in the £

Council Tax

Residential Flat: Council Tax Band B.

EPC

Commercial EPC = E:106

Residential EPC = D:65

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

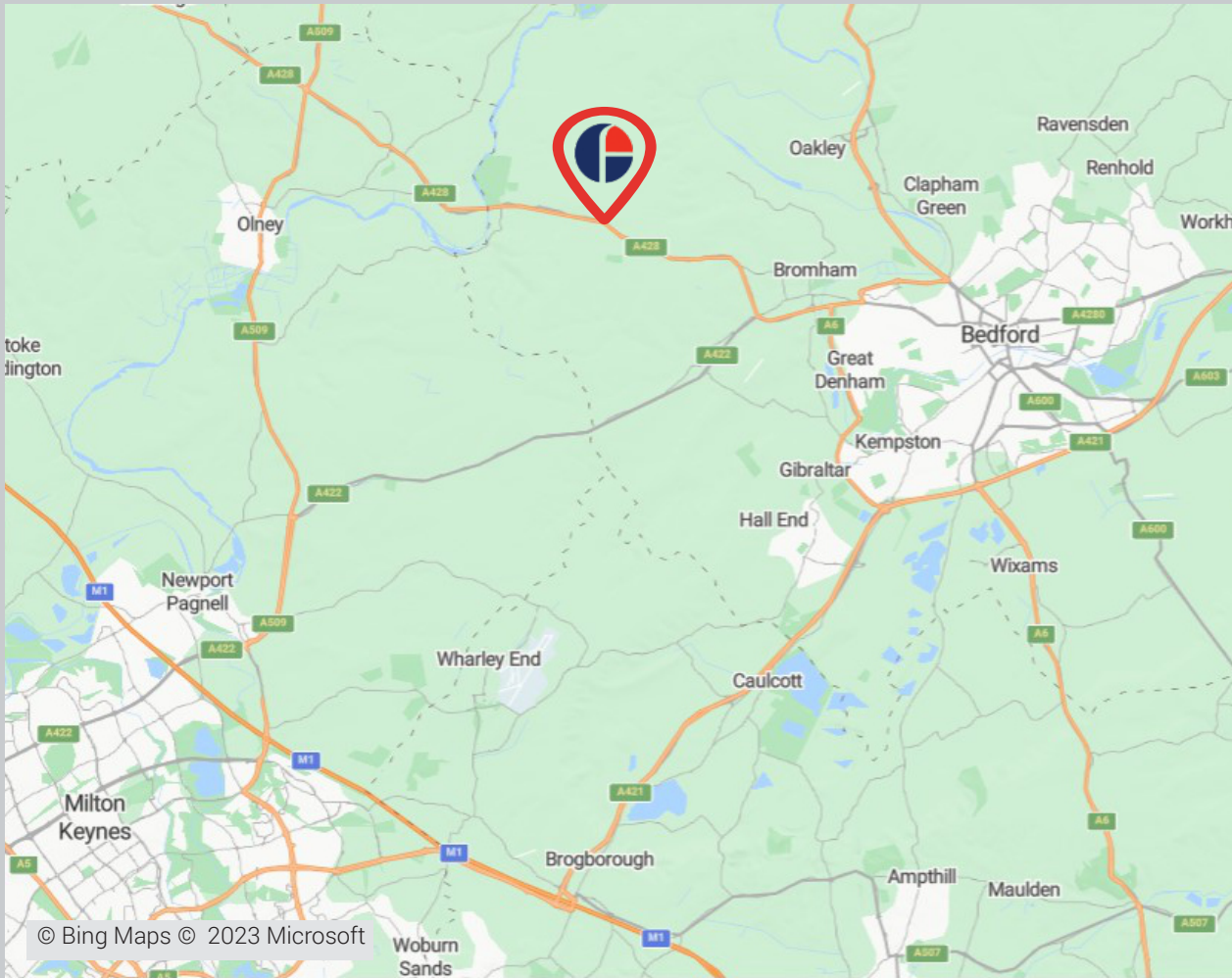
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Railway Swan House, Bedford, MK43 8BH



	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• M1 Motorway Junction 13 - 11 miles• A428 - 1 mile• A1 - 9 miles
	Nearest Station <ul style="list-style-type: none">• Bedford
	Nearest Airport <ul style="list-style-type: none">• London Luton

→ Viewings

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Particulars dated November 2024. Photographs dated November 2024.