



Bedford

Central
for Living

liveinbedford.co.uk

Central to Your Future

What kind of place do you want to live in? Where will you learn? How will you work? What will you create? Where will you play? Will you shape the future or will the future shape you? Its all about attitude.



- **An extensive choice of high quality residential housing**
- **Education is at the centre of everything**
- **A range and quality of shopping, sporting and cultural facilities**
- **Victorian parks and open green spaces set in stunning countryside**

Bedford has made a commitment. Not just to embrace the future, but to reach out, grab hold of it and shape it. By committing to this bold vision, the Bedford area offers a quality of lifestyle without compromise. A major programme of sustainable growth is under way, delivering thousands of new homes; a regenerated town centre; environmental enhancements and an improved transport system. This transformation is supported by a wide consensus of business, political, community and education groups, all committed to creating an exiting and prosperous Bedford.

Education flows through everything that we do here, just like the River Great Ouse that defines, shapes and connects Bedford. It is our lifeblood and our future.

Bedford is central for living the life you want to lead.



New Homes

Find yourself a new home from the hundreds we have listed at liveinbedford.co.uk



Homes

Quality Lifestyle without Compromise

The Bedford area offers an extensive choice of high quality housing, from exclusive executive homes to rural village settings, modern housing developments and traditional Victorian terraces. House prices compare very favourably with much of the South East and both the quantity and quality of housing is set to improve enormously in the next few years.

The Bedford area is entering a new and exciting period of renewal and development. A key element of this is the delivery of 19,500 new homes in the area by 2021. These homes will be built across Bedford, Kempston and the Marston Vale, the area identified by Government as a Growth Area.

Environmentally sensitive developments will range in size from small sites in the town centre up to major planned new communities like The Wixams at Elstow, just south of Bedford town centre.

Great Value



A typical new 3 bedroom semi detached home in Bedford is £250k, North London £450k and in Hertfordshire £350k.



1,900

Bedford College is a key provider of local education and training with over 1,900 students in full-time education, and over 200 young people on Apprenticeship and other work-based programmes.



Education International Reputation for Academic Excellence

Imagine a place that puts education at the centre of everything it does. A place where the future is being created every day by extraordinary people. Educational excellence is in our DNA. Our history, our present and our future is centred on learning. Not just for the privileged few - but for all people, of all ages, from all backgrounds. With high-achieving local schools and colleges, surrounded by world-class universities and cutting-edge research and development centres, Bedford offers stunning views of the future.

The area's location between Oxford and Cambridge means that it has a rich array of world-class educational institutions to draw upon. Through Cranfield University, the University of Bedfordshire, Bedford College and The Harpur Trust, the area has built strategic alliances with partners all over the world. In order to respond to the challenges of globalisation and the

increasingly borderless nature of education, local partners are committed to creating a Global Campus Corridor in the area, which will provide locations and support for international academic alliances, collaborative research institutes and potentially new satellite campuses of international universities.

From primary schools to post-graduate studies and adult learning, the area's reputation for quality and success is known throughout the world. Our priority on educating the next generation says a lot about a place and we're ready and willing to lead from the front in all walks of life.

There is a uniquely collaborative approach to education and training in the area, with schools, colleges, universities and businesses working in new and interesting ways. There is a commitment to develop practical leadership and 'real-world' skills at all levels of learning.

Local schools are working in partnership and ignoring traditional divides between private and state sectors. What has been called the "Bedford System" offers a model for how education, business and the local community can work together for the benefit of all in the future.

Cranfield University
World-famous school of management.

The University of Bedfordshire
Ranked as one of the best new universities in the UK.

Bedford College
Pass rates above national average. Its Sixth Form College sends more students to university than other schools or colleges in the county.

Harpur Trust
Four schools educating over 4,000 children, achieving excellent results.

Things to Do What do you want to do today?

When it comes to sport there is something for everyone from tennis, cricket, horse-riding, clay pigeon shooting, golf, windsurfing, jet-skiing, rowing, football and swimming. With a truly international reputation for many sports, the area boasts an array of facilities to suit all tastes and abilities. Bedford's International Athletic Stadium is one of the finest facilities of its kind in the UK.

Our Town Centres are going through a period of growth and development. Bedford has over 300 shops and more than £250m is being invested in new places to shop, eat, live and spend time. Brands such as Marks & Spencer, Debenhams, BHS and Waitrose are well represented. Biggleswade to the east is at master planning stage for massive redevelopment. Some of our smaller towns and villages focus on speciality shopping. Amphill is internationally renowned for its antique emporia and farm shops and farmers markets pepper the countryside.

"THE RIVER GREAT OUSE IS A DEFINING FEATURE OF BEDFORD AND IS HOME TO ROWING CLUBS, A MARINA WITH 200 MOORINGS AND SAILING LAKE."



350,000

The bi-annual Bedford River Festival attracts over 350,000 visitors.

Environment

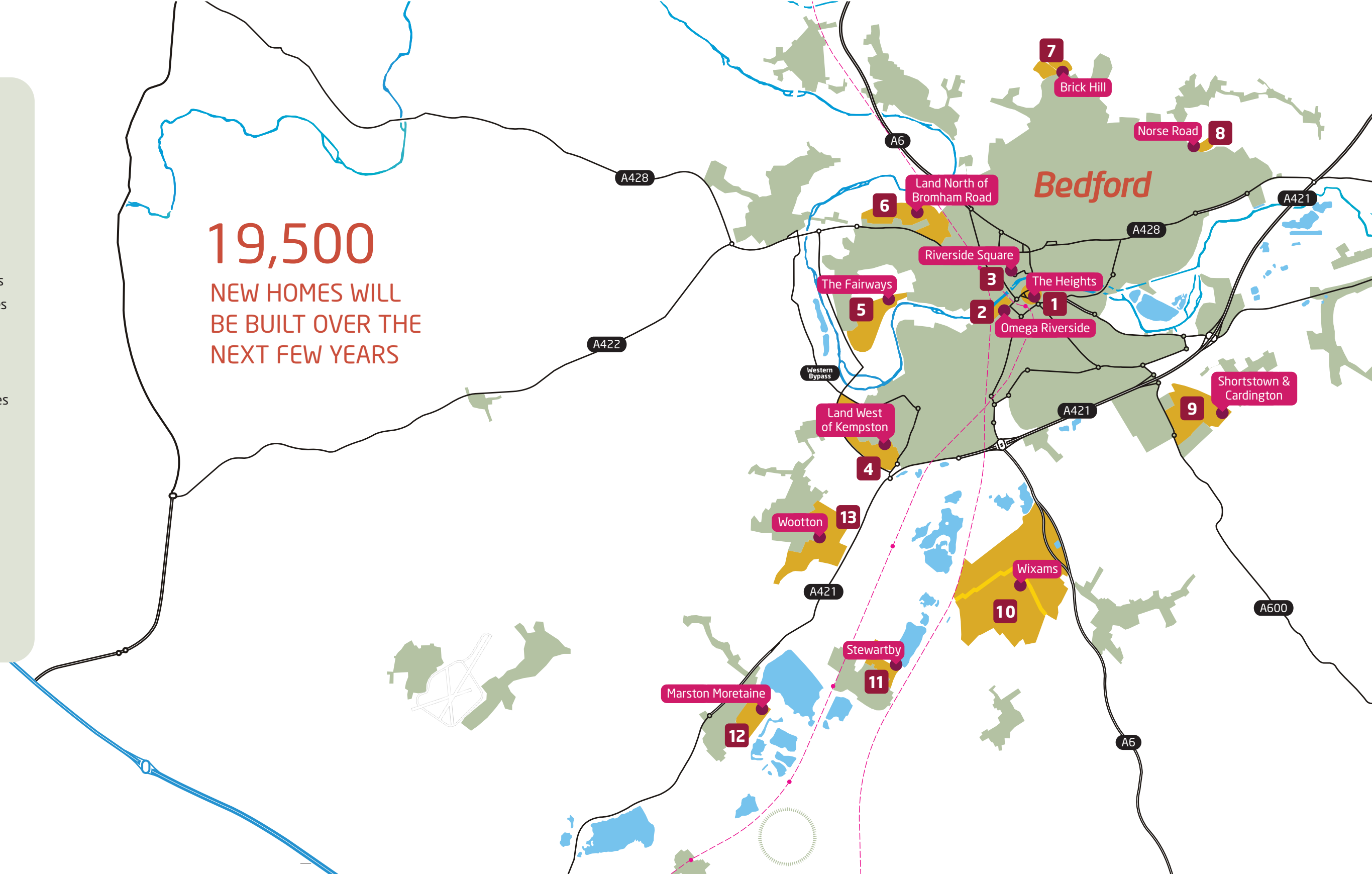
There's something in the water

The Bedford area, with its Victorian parks, open green spaces and stunning countryside lies on the iconic River Great Ouse. Our growth plans will protect and enhance this unique environment by developing in a sympathetic and sustainable way. New villages are being supported with transport improvements and we have prioritised both green and blue infrastructure projects ranging from the new forest of Marston Vale, woodland and meadows to new lakes that will help create the kind of place you'd love to work and live in.

A new 20 mile waterway is being planned linking Bedford and Milton Keynes. The River Great Ouse is a defining feature of the town and is home to rowing clubs, a marina with 200 moorings and sailing lake. The Bedford Regatta each May is Britain's largest one-day river rowing event. Plans are afoot for a new rowing lake to the south of Bedford in the Marston Vale Forest.

1. **The Heights** - 150 homes
Time & Tide
2. **Omega Riverside** - 770 homes
WN Developments
3. **Riverside Square** - 150 homes
MCD
4. **Land West of Kempston** - 1,260 homes
David Wilson Homes
5. **The Fairways** - 1,500 homes
David Wilson Homes, Lagan Homes, Barratts
6. **Land North of Bromham Road** - 1,200 homes
Hallam Land, Wingfield Estates
7. **Brick Hill** - 500 homes
Persimmon Homes, Taylor Wimpey
8. **Norse Road** - 250 homes
Gleeson, Persimmon Homes, Connelly Homes
9. **Shortstown & Cardington** - 1,400 homes
Bellway Homes, Frontier Estates
10. **The Wixams** - 4,500 homes
Miller Homes, Bloor Homes, Leech Homes,
Lagan Homes, Careys New Homes, Taylor
Wimpey, Gallaghers (masterplanners)
11. **Stewartby** - 730 homes
O & H Properties, Hanson
12. **Marston Moretaine** - 480 homes
O & H Properties
13. **Wootton** - 1,100 homes
Persimmon Homes, Bellways, Bedford

19,500
NEW HOMES WILL
BE BUILT OVER THE
NEXT FEW YEARS



Made possible by:



Homes &
Communities
Agency

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RENAISSANCE
BEDFORD
BUILDING BRIDGES...BRINGING CHANGE



BEDFORD BOROUGH COUNCIL

Central
Bedfordshire