

FOR SALE

1.30 HECTARES (3.22 ACRES)

OUTLINE PLANNING PERMISSION FOR UP TO 34 DWELLINGS
OFFERS INVITED ON AN UNCONDITIONAL BASIS AND / OR
SUBJECT TO RESERVED MATTERS

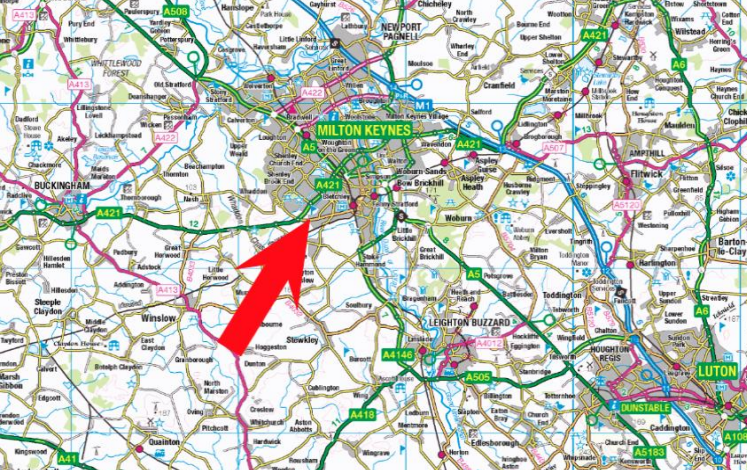
- Outline Planning Permission for 34 dwellings
- Edge of settlement location, low density scheme
- Within close proximity to Milton Keynes
- Bletchley Station – 1.9 miles; Central Milton Keynes Station – 5 miles
- Milton Keynes – 5.1 miles; Bedford – 20.7 miles; Luton Airport – 27.4 miles
- London Euston – 32 minutes bv rail



RESIDENTIAL DEVELOPMENT LAND FOR SALE
Land at Dagnall House, Buckingham Road, Milton Keynes

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eddisons.com





LOCATION

- The site is located in West Bletchley, a conurbation of Milton Keynes. Bletchley is a well-established town on the edge of Milton Keynes and falls under Buckinghamshire Council Local Planning Authority.
- Bletchley is a vibrant town centre with key local amenities including Lidl, Tesco's, Brunel Shopping Centre and a variety of restaurants and drinking establishments. The site is also nearby to the museum and heritage attraction, Bletchley Park, famous for its achievements in World War 2. Bletchley is well connected to wider Milton Keynes providing further amenities close by in Central Milton Keynes and the Hub. Notable retail outlets include Centre:MK, Midsummer Place and Xscape all within a 15 minute drive.
- The development site is located toward the west of Bletchley and benefits from good connectivity to both Bletchley Station and Milton Keynes Central Station which provide easy frequent connections to London Euston within 30 mins.
- Bletchley is well connected to highway infrastructure connections with the A5 located 3.5 miles to the northeast, M1 J13 9.8 miles to the east and the A421 towards Buckingham 1.3 miles away to the west.

The Site

The freehold site is owned by a private landowner and comprises the existing residential 5-bed dwelling, Dagnall House which is located on a plot of 3.22 acres. The development site sits adjacent to the urban extension known as Salden Place, Bletchley which achieved outline planning permissions for 1,800 dwellings in December 2022. Infrastructure works have been begun from the B4034 roundabout leading to Buckingham Road and infrastructure improvements to Whaddon Road.

The site itself comprises the existing residential dwelling as well as outbuildings. Existing access for the property is taken from Buckingham Road (adopted highway) and will form the main development access for the site. Pedestrian access will be provided from Weasel Lane.

The parcel is rectangular in shape with trees and hedgerow defining the existing residential plot. Approximately 2.1 acres of the parcel is categorised as Grade 3 agricultural land. Surrounding uses are predominantly residential.

The site is not subject to any conservation areas or onerous designations. The parcel is within flood zone 1 and is at low very risk of surface water flooding. A public right of way exists over Weasel Lane.

Leisure & Local Amenities

The site is well located for outdoor activities including, Willen Lake which provides water sports, family activities and scenic walks. The Blue Lagoon Lake and Nature Reserve is also close by and lies to the east of the site. Additionally, MK Theatre & Gallery hosting frequent cultural and arts events.

Sporting facilities also include David Lloyds which provides state of the art gym equipment, indoor and outdoor tennis courts, indoor and outdoor swimming pools, kids facilities, spa and exercise classes.

In terms of local clubs, excellent facilities including Marshall Milton Keynes Athletic Club, Abbey Hill Golf Club which includes foot golf, MK Tennis Club, Great Linford Tennis Club which has recently undergone refurbishment and various other Football, Rugby and Cricket Clubs.

Additionally, the site's location adjacent to a larger development will provide for a neighbourhood centre including retail and community uses.



EDUCATION

West Bletchley is in proximity to various schools within the Milton Keynes area. Most notably MK Preparatory School within a 5-minute drive. The adjacent development is due to bring forward a primary and secondary school as part of the planning permission which will be in walking distance.

Other schools nearby include Chestnuts Primary School (0.5 miles), Howe Park School (0.9 miles), Lord Grey Academy (1.3 miles) and Priory Rise School (1.1 miles) which are all within a 10-minute drive. Additionally, there are numerous pre-schools and nurseries within the same proximity.

Further secondary schools options are located in Buckingham and Bedford, offering independent and grammar schools.

Planning Position

The sale site benefits from Outline Planning Permission for demolition of Dagnall House and outbuildings and the erection of 34 dwellings granted in December 2024. Further details are available within the data room.

The scheme proposes to deliver a mix of residential dwellings with a total gross internal area of just under 30,776 sqft, including 9 affordable units.

Development Opportunity

The development site presents the opportunity to provide a mix of residential dwellings in an established residential location in proximity to the City of Milton Keynes.

The outline planning application can be found under the reference 22/03770/AOP for the demolition of the existing Dagnall House and associated outbuildings and erection of up to 34 dwellings, with all matters apart from access reserved.

The site comprises a low-density development of 26 dwellings per hectare and includes a 5m buffer on its borders providing for a smaller private estate.

Schedule of Accommodation

The proposed schedule of accommodation will consist of 1, 2, 3 & 4 bedroom dwellings and will provide 25% affordable housing requirement. The affordable split is to comprise 80% affordable rent and 20% shared ownership.

Type	Number of Units
1-bed apartment	3
2-bed apartment/FOG	3
2-bed maisonette	4
2-bed house	1
3-bed house	10
4-bed house	4
AH Provision (25%)	9
Total	34

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SERVICES

We understand that mains gas, electricity, water and drainage are connected to the site.

TENURE

The freehold interest is being offered for sale with vacant possession on completion. Title information is available in the data room. The parcel is registered under the Title Number BM348506 and adjoins the adopted highway.

VIEWING

Access onto the site is strictly by prior appointment only with BTG Eddisons.

VAT

VAT is not payable on the purchase price.



S106

Section 106 obligations include:

- 25% Affordable housing
- Onsite Public Open Space & LEAP contribution
- Education contribution
- Sports & Leisure contribution

The Data Room

A comprehensive data room has been prepared, containing relevant planning, technical and legal documents. Please access the data room via the link provided.

Marketing and Offers

The site is being offered for sale by Informal Tender by the advertised bid deadline. Offers are invited on an unconditional basis and/or subject to reserved matters basis.

Further information is provided in the Instructions to Bidders document included in the Data Room.

Contact

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