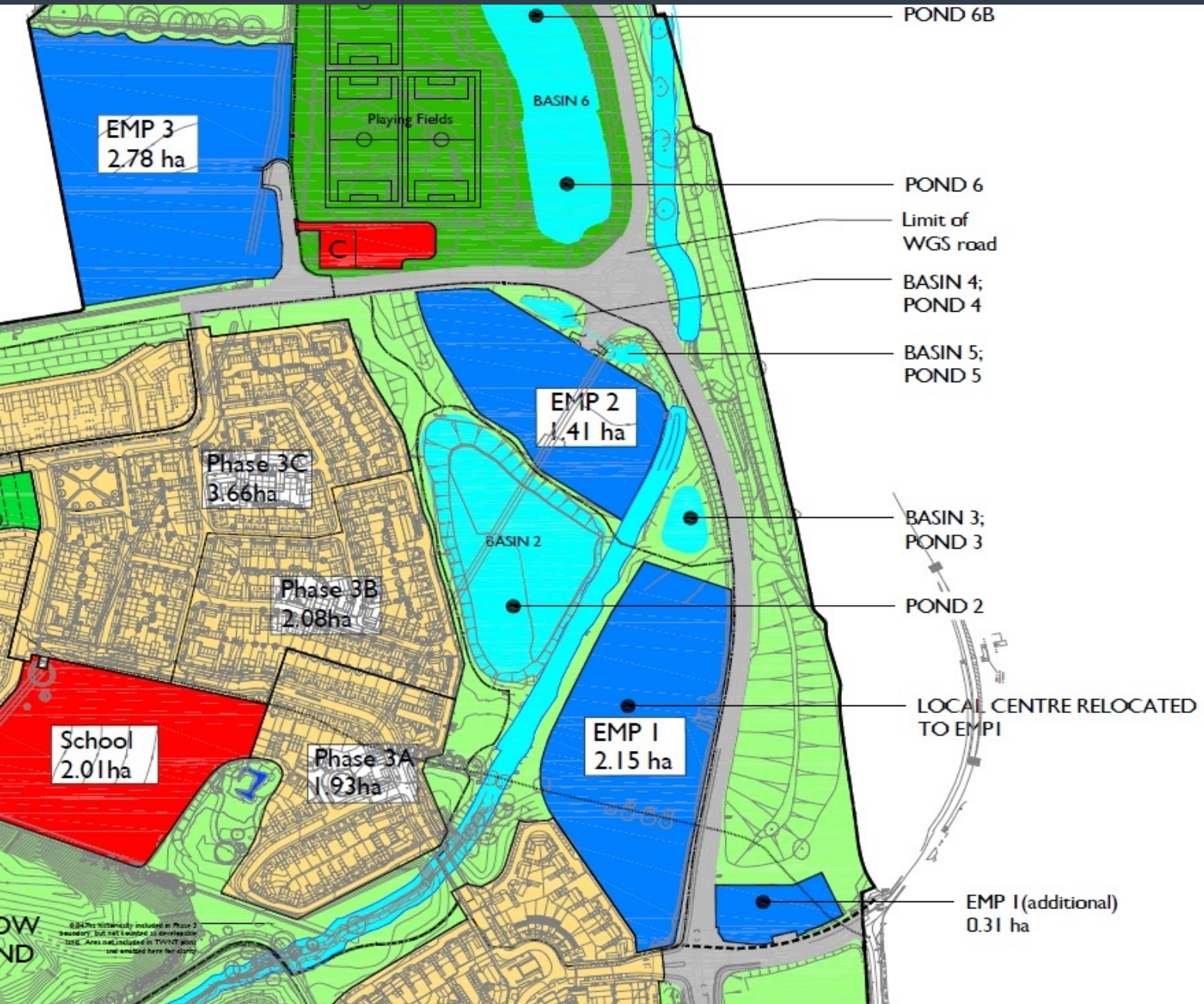


# FOR SALE - OFFICE/RETAIL/LAND - COMMERCIAL



Plot - EMP 2, Newton Leys, Sark Drive, Bletchley, Milton Keynes,  
Buckinghamshire MK3 5SD  
0.74 - 2.37 Acres (0.3 - 0.96 Hectares)

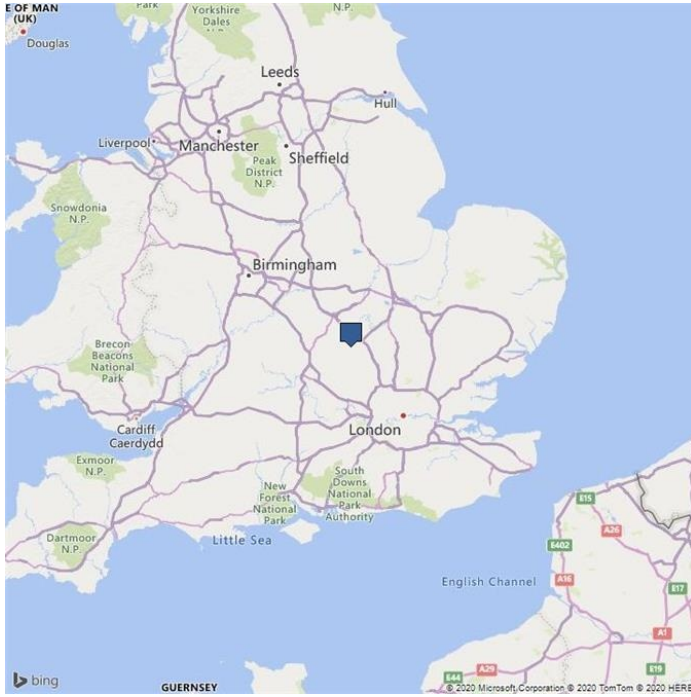
On application

- 2 plots available from 0.74 - 2.37 commercial development site
- Good access to both M1 and A5D
- Flexible employment planning consent
- Level and serviced site

## Location

The site is located on the south of Milton Keynes, affording excellent access to the A5D and subsequently J11a of the M1. J13 & 14 of the M1 are also within easy driving distance.

Newton Leys is a newly built mix use conurbation providing up to 2,000 homes and a range of employment uses spanning over 250 acres. The location has a range of amenities including a large retail centre anchored by ASDA, Costa Coffee and a range of other occupiers, there is also a recently built pub and care home.



## Accommodation

The site currently comprises open development land, which is both generally level and serviced.

## Floor Area (None)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	sq ft	sq m
<b>Total Area</b>	<b>2.37</b>	<b>0.96</b>

Areas quoted are approximate and should not be held as 100% accurate.

## VAT

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

N/a

## Specification

- \* Mains power to site
- \* Mains water to site
- \* Mains gas to site

## Further Information

Viewing strictly by appointment:

**Luke Tillison**

01908 558744

[luke.tillison@kirkbydiamond.co.uk](mailto:luke.tillison@kirkbydiamond.co.uk)

## Description

DRAFT ONLY - AWAITING CLIENTS APPROVAL

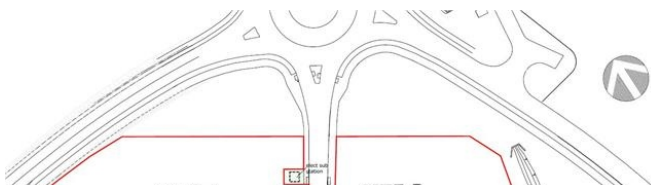
The site comprises a level, fully serviced plot neighbouring Taylor Wimpey's regional head quarters.

The site sits adjacent to Little Willow Lake, providing a very nice out of town setting. Consideration will be given to alternative uses (STPP), providing they are fitting with the local street scene. Place making is critical for this location.

The site has been split into 3 sites, 2 of which are available as seen below.

## Planning

The site has an allocation for employment, with a precedent set for offices. Other uses will be considered STPP. A



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