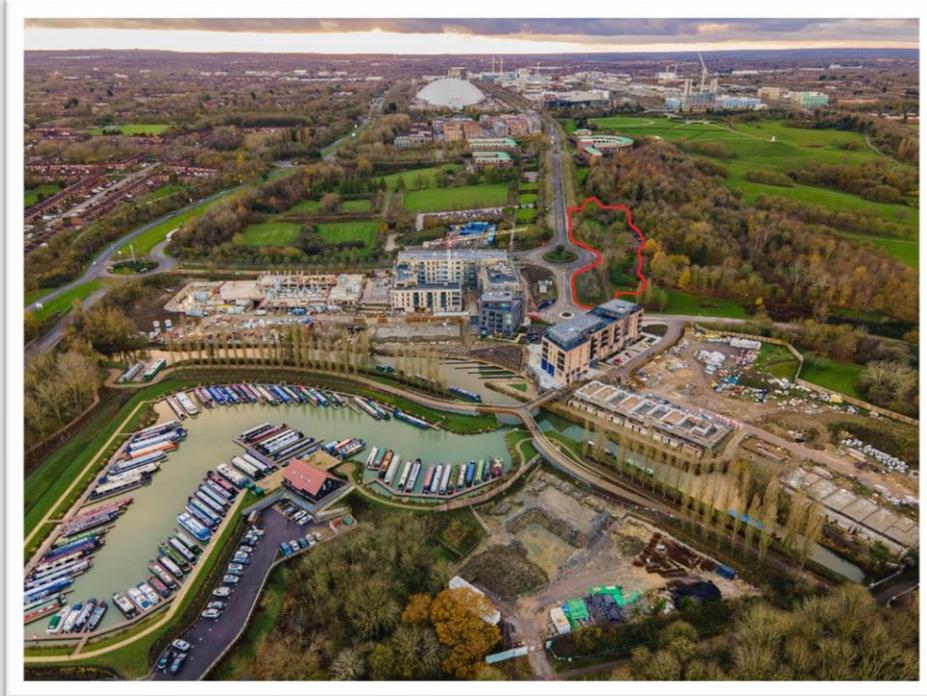


FREEHOLD DEVELOPMENT LAND

CAMPBELL PARK, CENTRAL MILTON KEYNES



2.69 ACRES (1.09 HA)

**RESIDENTIAL DEVELOPMENT SITE WITH DETAILED
PLANNING PERMISSION FOR 60 DWELLINGS**

KEY INFORMATION

- Planning Permission for 60 dwellings
- High Quality Design
- Town Centre Location - close to amenities
- Superb landscaped setting on edge of Campbell Park
- Central Milton Keynes Station: 2.3 miles; M1 (J14): 2.5 miles
- Full Technical and Legal Pack available to download from Data Room
- Closing Date for Offers - 25th February 2021

An opportunity to acquire a superb residential development site in a prime town centre location on the edge of Campbell Park. This development will be the last of its kind permitted within the confines of Campbell Park.

Location

Campbell Park resides in the heart of Milton Keynes next to the Grand Union Canal, a first-class cricket pitch, open-air auditorium along with planting designed to encourage biodiversity. The park boasts wild flower-rich meadows where sheep can be seen grazing at certain times of the year. In August 2020 Campbell Park was awarded Grade II status by Historic England due to its historic interest and innovative architectural design.

The site is located very close to all of the Central Milton Keynes amenities and is a short walk from the shopping centre, theatre district and Xscape leisure complex. The site is also located in close proximity to the new McMullins' pub 'Warbler on the Wharf' which is currently being constructed as part of Crest Nicholson's new marina development which includes a range of amenities including a café, restaurant and a mix of retail units.

Situated within the boundaries of Campbell Park, the site is well located for access to the network of footpaths and cycleways connecting to Central Milton Keynes and beyond. The site is accessed directly from Overgate. Vehicular access to the site is directly from the Glebe Roundabout.

Local bus services providing connections to Central Milton Keynes, the railway station and the wider Milton Keynes area stop within a few metres of the entrance to the site.

Milton Keynes is one of the fastest growing towns in the UK and has exceptionally high levels of employment. In recent years, economic growth has been the highest in the UK. Growth forecasts remain very positive partly due to the planned investment in new transport infrastructure including East – West Rail and the Cambridge to Oxford Expressway.

Links

- Central Milton Keynes 0.8 mile
- M1 J14 2.5 miles
- CMK Railway Station 2.3 miles
- London Luton Airport 22 miles

Description

The site currently comprises an area of landscaped parkland. The site slopes up from Overgate and contains a large number of young trees and extensive areas of shrub planting.



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Town and Country Planning

The site is situated in Milton Keynes Council's administrative area.

Planning Permission

The site is offered for sale with the benefit of Reserved Matters planning permission (ref 16/03548) granted on appeal (2nd November 2018) pursuant to Outline planning permission (ref 04/00586) granted on 26th March 2007.

Planning Description

The planning permission provides for the erection of 60 high quality apartments for Residential (C3) Use along with access, footpath improvements, car parking, drainage, landscaping and all ancillary works.

The affordable housing requirement is 30% (sub-tenure mix, 15% shared ownership, 5% low cost market housing, 5% reduced cost market housing and 5% social rented). The S106 planning obligations agreement provides for payment of a Pro-rata infrastructure contribution of £2,765 per dwelling.

Accommodation Schedule

The planning permission provides for construction of 40 one bedroom apartments and 20 two bedroom duplex apartments totalling 47,346 sq ft GIA.

A full schedule of accommodation is included in the information pack.

Access

The site is accessed directly from the Glebe Roundabout on Overgate.

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Services

Mains services are available on site or within the adjoining public highway.

Special Conditions

Details are provided in the title report within the data-room / information pack.

Tenure

The land is being sold freehold with vacant possession on completion.

VAT

The sale of the development is subject to VAT.

Information Pack / Data Room

A detailed information pack is available to all interested parties on request to the selling agents.

Letters of Reliance

Letters of reliance will be provided. Details are provided within the Data-Room / Information Pack.

Viewings

The site can be viewed at any time from the public highway and publicly accessible areas of Campbell Park.

Please note interested parties who view the site, do so entirely at their own risk.

Method of Sale

The site is being offered for sale by informal tender. Unconditional offers are to be submitted to the selling agents by the advertised closing date in accordance with the Instructions to Bidders and using the Form of Offer pro forma included within the Information Pack.

Offers are to be sent to:

Andrew Wright FRICS
Kirkby Diamond
15 Shenley Pavilions
Shenley Wood
Milton Keynes
MK5 6LB

Offers are to be clearly marked '**Land at Campbell Park**'. Email offers will be accepted provided a hard copy is hand delivered / delivered by post.

The vendor reserves the right not to accept any or all of the offers received.

Bidding Process

Following the closing date for offers, the vendors may decide to shortlist a number of preferred bidders for interview and/or to request full financial bids on a best and final offers basis.

Agents' Note

The images / photography used in these particulars are indicative only and may not be recent. For information purposes, these particulars have been provided as a general guide only.

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