

RESIDENTIAL DEVELOPMENT SITE WITH DETAILED PLANNING PERMISSION FOR 60 DWELLINGS

Campbell Park, Central Milton Keynes



2.69 ACRES (1.09 HA)

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
- Offers Invited

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 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.



SIDE (West) ELEVATION



SIDE (East) ELEVATION



FRONT (Main) ELEVATION



Indicative Site Plan

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.

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 by way of a building lease with the freehold transferred on completion of the development.

