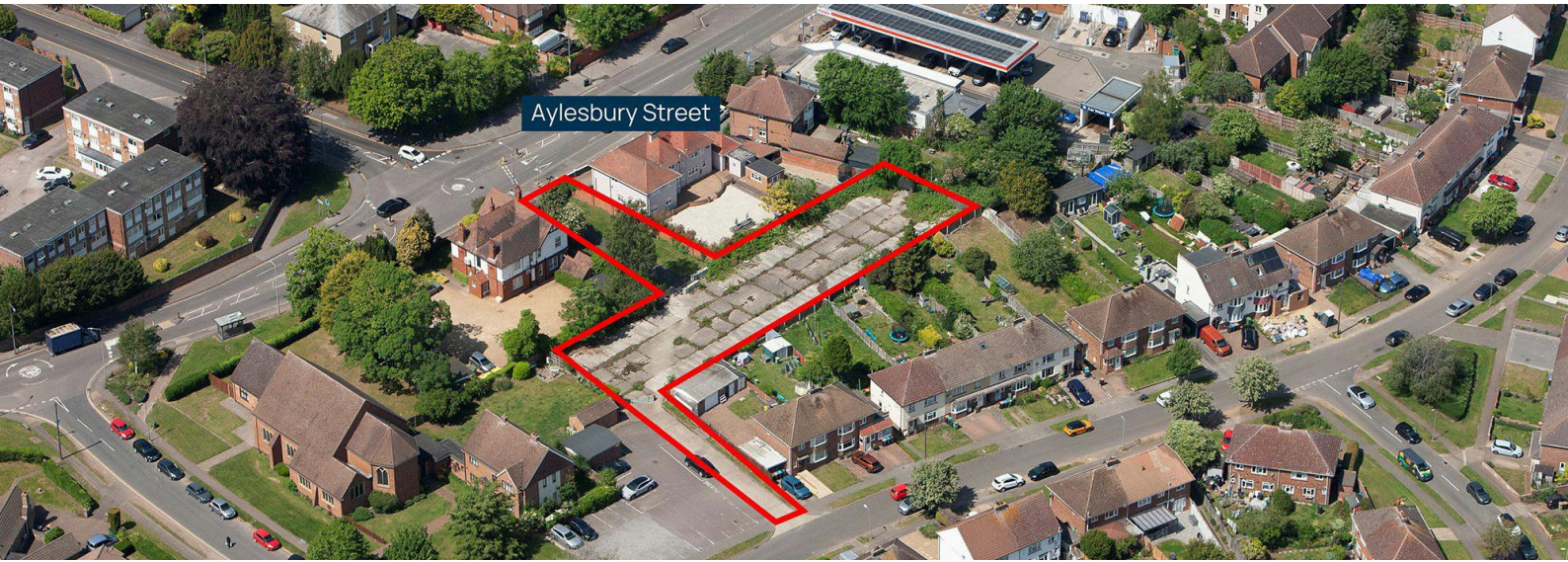




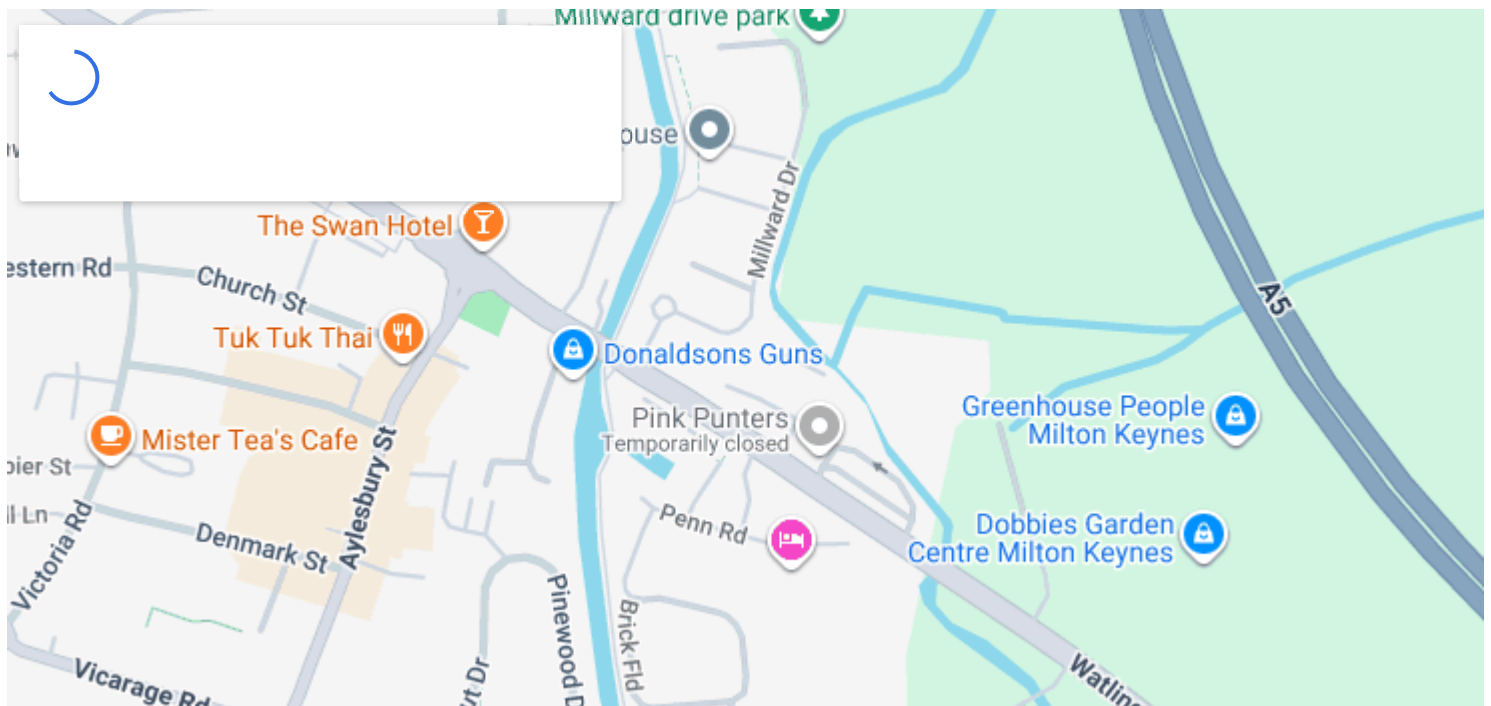
Development Site on behalf of Milton Keynes City Council

 Land at Walnut Drive | Bletchley, Milton Keynes, MK2 2JA

FOR SALE  PRIVATE TREATY

£ 350,000 Subject to contract

Location



Milton Keynes is one of the UK's most strategically connected commercial centres, offering exceptional access by road, rail and air. Located approximately 80 km (50 miles) from London, 113 km (70 miles) from Birmingham and midway between Oxford & Cambridge., the city benefits from immediate proximity to the M1 Motorway via Junctions 13 and 14, providing rapid north–south links and easy connections to the wider national motorway network, including the M25, M6 and A5.

Rail connectivity is equally strong. Milton Keynes Central sits on the West Coast Main Line, delivering frequent, fast services to London Euston in as little as 30 minutes, as well as direct routes to Birmingham, Manchester, Liverpool and Glasgow. This efficiency makes the city an attractive hub for both regional and national business operations. The East West Rail (EWR) project is a major infrastructure programme designed to re-establish a strategic rail link across the Oxford–Cambridge Arc. The first stage of this project is well underway and when completed, this transformative transport programme will unlock growth across the region and dramatically improve cross-country rail travel in central England.

For international travel, Milton Keynes is served by several major airports. London Luton Airport is just over half an hour away, offering extensive European and global connections. London Heathrow, Birmingham Airport and London Stansted are all easily accessible, giving businesses a choice of international gateways within comfortable reach.

Milton Keynes is one of the largest city economies in the United Kingdom, producing over £16.7 billion (GVA). Home to 12,400 businesses (2024) per capita, Milton Keynes has one of the highest business stocks in the country. It is one of the fastest growing cities in the UK, with plans for over 50,000 new jobs by 2050. The talent pool in Milton Keynes is further enhanced by the presence of institutions of higher learning such as Cranfield University and the Open University, one of the largest universities in Europe, and a leading innovator in digital learning and educational technology. The city is home to many blue chip, global companies such as the Red Bull Racing Formula One team.

Summary

- For sale on behalf of Milton Keynes City Council
- 0.17 hectare / 0.42 acre site
- Offered with vacant possession
- Development opportunity, subject to obtaining the necessary consents
- Previous planning consent obtained for five residential dwellings
- Situated in a densely populated residential area
- Well located in close proximity to numerous local amenities
- Freehold
- £350,000, subject to contract
- Seeking unconditional offers

Situation

The subject Site is in Bletchley, a constituent town of Milton Keynes, renowned globally as the top-secret WWII headquarters where codebreakers decrypted the Enigma code.

The surrounding area is predominantly residential, comprising a mix of traditional terraced and semi-detached housing, together with a notable provision of purpose-built flats.

Strategically positioned approximately 6.4 km (4 miles) south of Milton Keynes city centre, the site benefits from excellent access to a wide range of retail, employment and leisure amenities. The Leon Recreations Ground Park is 0.8 km (0.5 miles) to the west and various retail amenities are available along Aylesbury Street which is directly accessible from the site.

The property is well connected by road, with the A4146 and the A5 approximately 1.6 km (1 mile) to the east. The A4146 is one of Milton Keynes' principal arterial routes linking to the city's grid road network.

The area benefits from strong rail communications. Fenny Stratford railway station is located approximately 0.8 km (0.5 miles) north-west of the Site and is served by the Marston Vale Line, providing regular services between Bletchley and Bedford. Bletchley railway station, approximately 2.4 km (1.5 miles) to the west, lies on the West Coast Main Line and offers direct services to Milton Keynes Central, Birmingham, Watford and London Euston railway station.

The site also benefits from good public transport accessibility, with local bus services operating from the Westfield Road/Findlay Way bus stop, approximately 160 metres away, providing regular connecting Bletchley with Milton Keynes and neighbouring residential areas.

Bletchley is undergoing a multi-million-pound transformation driven by a £22.7m Town Deal and the Bletchley and Fenny Stratford 2050 Vision. Key initiatives include public realm facelifts on Aylesbury Street and Queensway, a new eastern entrance at Bletchley Station, and a nearly £70m redevelopment of the Lakes Estate.

Description

The subject Site comprises a former garage site which is now a vacant tarmac surfaced area of land.

The site can currently be accessed via Walnut Drive to the southeast and via Aylesbury Street to the west. There is a public right of way through the site.

The site is bordered by a petrol station to the north, residential housing to the east, St. Thomas Aquinas RC Church and associated council owned parking to the south and a dental clinic to the west.

Site Area

We understand that the site area is 0.17 hectares (0.42 acres).

According to a Sitecheck report dated November 2025 there is no contaminated land liability identified on the site.

A copy of the report is available to download via the data room.

Tenure

Freehold.

Tenancy

The site is being sold with vacant possession.

Planning & Development Potential

In May 2021 the subject site was granted planning permission for 'Redevelopment of garage site for 5 residential dwellings (2x 2 beds & 3x 3 beds) including associated parking, landscaping and open space.' [Planning application ref: 21/00211/FUL]. This planning permission has since lapsed.

The subject Site is located within the administrative boundary of Milton Keynes City Council whose planning policies and development plan comprise the new Local Plan for Milton Keynes ("Plan: MK"). Policy DS1 of Plan: MK seeks to ensure the provision of new homes are located within existing urban area of Milton Keynes and from selective infill, brownfield, regeneration and redevelopment opportunities.

Given that the subject site has previously secured planning permission for a residential scheme, we suggest that residential use represents the most appropriate form of development, aligning with planning policies that encourage regeneration and the delivery of high-quality homes in accessible locations, whilst reducing pressure on greenfield sites. A residential scheme represents an efficient and sustainable use of previously developed land, contributing to local housing needs while enhancing the character of the area.

Interested parties are advised to make their own planning enquiries.

Land Values

A sale at the asking price of £350,000 equates to £2,059 per hectare / £833,000 per acre.

We are advised that a comparable site located at Mansell Close, MK5 6AD, approximately 6.4 km (4 miles) to the north-west of the subject property was sold in April 2026. Comprising former garages on an area totalling 0.07 hectares (0.18 acres) the site was sold, unconditionally, at a figure of £166,000 equating to £2,371 per hectare / £922,222 per acre.

VAT

The property is not opted for tax; therefore, no VAT is payable.

Proposal

We are instructed to seek unconditional offers of **£350,000** (Three Hundred and Fifty Thousand Pounds) for the freehold interest, subject to contract.

Please note that a purchaser will be re-charged the cost of the searches (£1,231.61) which are provided in the data room.

Please note that a purchaser will be charged a Transaction Fee of £5,000 plus VAT.

Investment Considerations

1. An opportunity to purchase a development site in Bletchley, an area undergoing significant regeneration;
2. A 0.17 hectare / 0.42 acre site, offered with the benefit of vacant possession;
3. Development opportunity, subject to obtaining the necessary consents;
4. Freehold;
5. Attractive lot size.

Contacts

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