



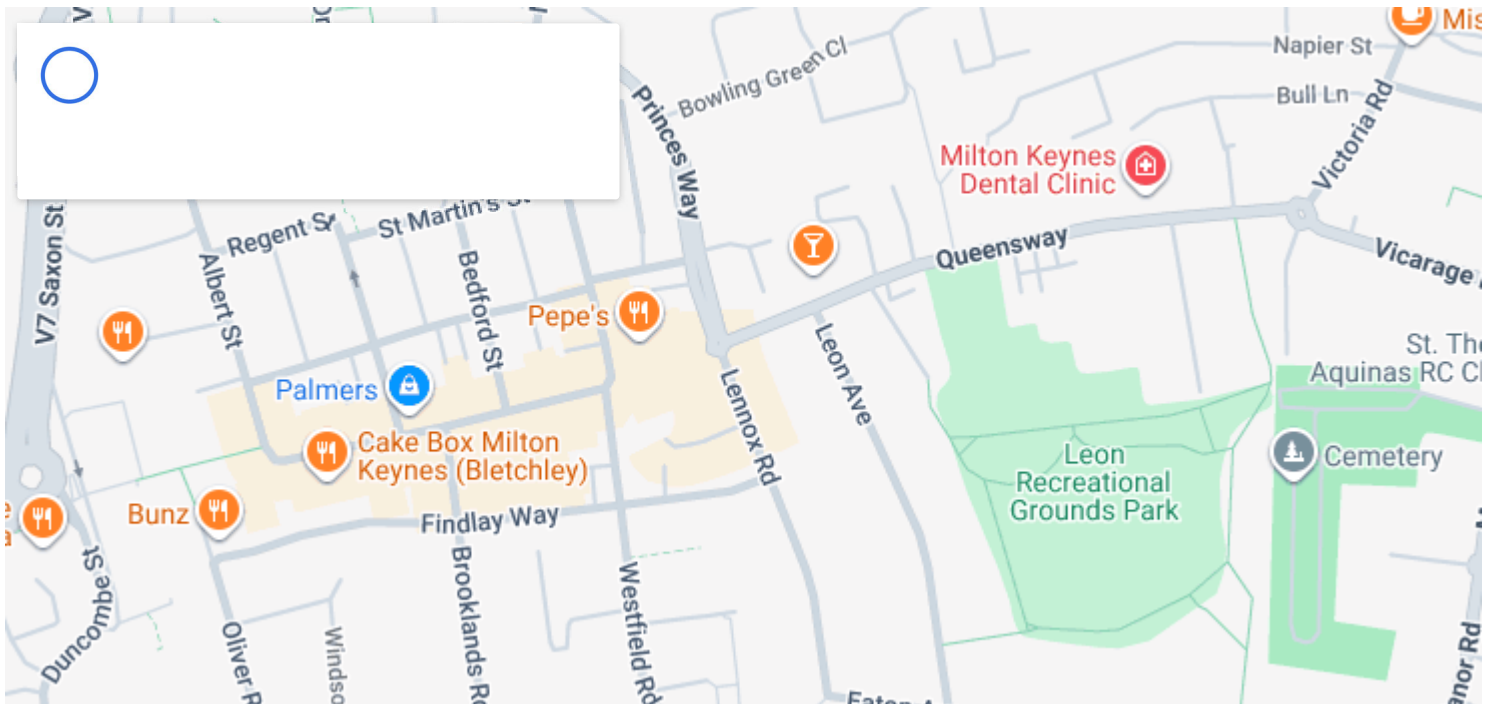
Development Site on behalf of Milton Keynes City Council

 Land at Surrey Road, Bletchley, Milton Keynes, MK3 7HD

FOR SALE  PRIVATE TREATY

£ 360,000 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
- 0.18 hectare / 0.445 acre site
- Offered with vacant possession
- Development opportunity – existing planning consent for 4 x 4-bedroom residential dwellings
- Situated in a densely populated residential area
- Well located in close proximity to numerous local amenities
- Freehold
- £360,000, 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 property is well connected by road with Standing Way (A421) located 0.8 km (0.5 miles) to the west, running north-east towards the A5 dual carriageway and Junction 13 of the M1 motorway.

The area benefits from strong rail communications. Bletchley railway station, approximately 1.9 km (1.2 miles) to the south-east, 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 nearby, providing regular connections to Bletchley, Central 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 was formerly occupied by a Children's Day Centre, with offices and garages located to the west of the site. The main building has been demolished, whilst the two rows of garages remain in situ.

Principal access to the site is from Surrey Road. It is also accessible from Somerset Close via two pedestrian footpaths between the adjoining terraced houses. The site backs onto the grounds of Woodlands School.

Site Area

We understand that the site area is approximately 0.18 hectares (0.445 acres).

According to a Landmark EnviroSearch dated 24th September 2026 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 December 2021 the subject site was granted planning permission for ‘*demolition of the Children’s Day Centre and offices and garages on site (use class E(f)) and construction of 4 no. 4 bedroom houses and associated works and access.*’ [Planning application ref: [21/01185/FUL](#)].

As the main building has already been demolished, this represents partial implementation of the approved development. In February 2025, Milton Keynes City Council issued a Certificate of lawfulness for existing use for the commencement of the above planning permission. [See here](#). **Therefore, the planning permission is still valid.**

The proposed scheme is for four 4-bedroom two storey homes, one detached house and three terraced houses, each benefitting from two private parking spaces, with four additional visitor parking spaces to be provided within the site.

The details of the proposed townhouses are as follows:

Plot No	Type	Bedrooms	Bathrooms	Size
1	Detached	4	2.5	1,250 sq ft / 116 sq m
2	End of Terrace	4	2.5	1,250 sq ft / 116 sq m
3	Terraced	4	2.5	1,250 sq ft / 116 sq m
4	End of Terrace	4	2.5	1,250 sq ft / 116 sq m
Total				5,000 sq ft / 464 sq m

The Property is subject to pedestrian rights of way benefiting most of the adjoining terraced dwellings at Nos. 2–16 Somerset Close directly to the south. The proposed development scheme has been designed to accommodate these rights, with the relevant access routes retained within the layout.

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.

Interested parties are advised to make their own planning enquiries.

Land Values

A sale at the asking price of £360,000 equates to £2,000 per hectare / £809,000 per acre.

A site located at Walnut Drive, Bletchley, MK2 2JA, approximately 3 miles south-east of the subject property was sold in July 2026. Comprising a vacant former garage site on an area totalling 0.17 hectares (0.42 acres), previous consent for residential development had lapsed. The site was sold, unconditionally, at a figure of £350,000 equating to £2,059 per hectare / £833,000 per acre. For further information [see here](#).

A site located at Mansell Close, MK5 6AD, approximately 4.5 km (2.8 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 **£360,000** (Three Hundred and Sixty Thousand Pounds) for the freehold interest, subject to contract.

Please note that a purchaser will be re-charged the cost of the searches (£617.40) 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 0.18 hectare / 0.445 acre site, offered with the benefit of vacant possession;
3. Development opportunity with existing planning consent for 4 x 4-bedroom houses;
4. Freehold;
5. Attractive lot size.

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