

FOR SALE

17.77 HECTARES (43.93 ACRES)

OUTLINE PLANNING PERMISSION FOR UP TO 290 DWELLINGS

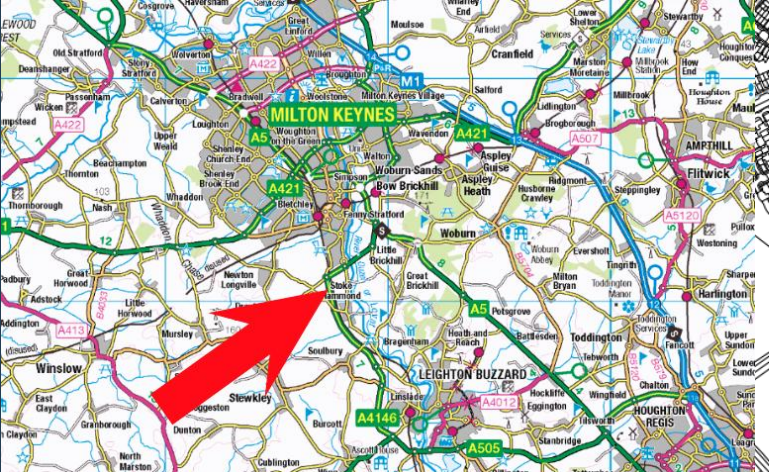
- Outline Planning Permission for 290 dwellings
- Lower density scheme city edge location
- 35% affordable housing
- Central Milton Keynes – 7.4 miles; Leighton Buzzard – 5.7 miles; London Luton Airport – 22.3 miles
- Milton Keynes Station – 7.3 miles; Bletchley Station – 2.8 miles; Leighton Buzzard Station – 5.2 miles
- A4146 – 0.2 miles, A5 – 2.3 miles, M1 J13 – 7.9 miles
- London Euston – 30 mins by rail



REDEVELOPMENT OPPORTUNITY

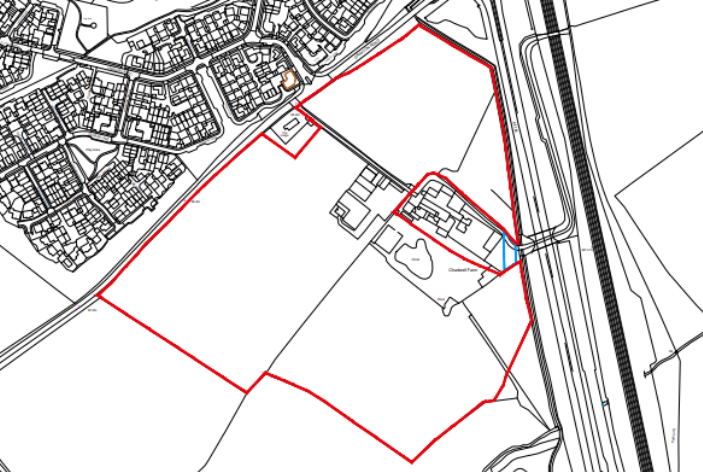
RESIDENTIAL DEVELOPMENT LAND FOR SALE

Land South of Drayton Road, Newton Leys, Stoke Hammond



LOCATION

- The site is located south of Drayton Road, Stoke Hammond, an attractive edge of city location. The development site is located within Buckinghamshire Council Local Planning Authority, adjacent to the Milton Keynes Local Planning authority border.
- Newton Leys is an urban extension of Milton Keynes providing a strong community with housing and employment opportunities and green open spaces. The site provides a balanced semi-rural location, being in short distance of Milton Keynes and to the north of Stoke Hammond, presenting countryside views.
- The development site benefits from proximity to existing schools and village facilities, as well as extensive community, retail and leisure facilities in central Milton Keynes.
- Newton Leys is well connected to highway infrastructure connections with the A4146 located 0.2 miles to the east, A5 roundabout being 2.3 miles to the east and M1 J13 7.9 miles to the northeast.
- The site is well located and within easy reach of Bletchley, Milton Keynes and Leighton Buzzard train station. Leighton Buzzard train station provides fast connection to London Euston in 30 minutes suitable for commuting.



THE SITE

The freehold site is positioned close to the south of Milton Keynes and north of Stoke Hammond, and is owned by private landowners. The development site extends to a gross acreage of 43.93 acres and a net acreage of 20.41 acres. The site will be accessed by two access points directly from Drayton Road (adopted highway), which forms part of the northern boundary of the site. There is no requirement for third party land.

The site is not located within the Conservation Area and comprises agricultural grazing land (Grade 2) with boundaries defined by mature hedgerow, with Drayton Road forming part of the northern boundary and the A4146 to the east. A small natural pond is located at the centre of the site, which is proposed to be retained as part of the development. The site is free from TPO's.

The land is not affected by any onerous designations and the majority of the site is within Flood Zone 1. The southern tip of the site is subject to Flood Zone 2/3 which has been mitigated with SUDS and open space within the scheme. The majority of the site is at very low risk of surface water flooding. An existing public bridleway runs along the eastern boundary. There is an existing high pressure gas main crossing the site east to west, under a 6m easement.

The illustrative masterplan includes provision for green open spaces, two LEAP's, a MUGA and community orchard providing for a joined up community.



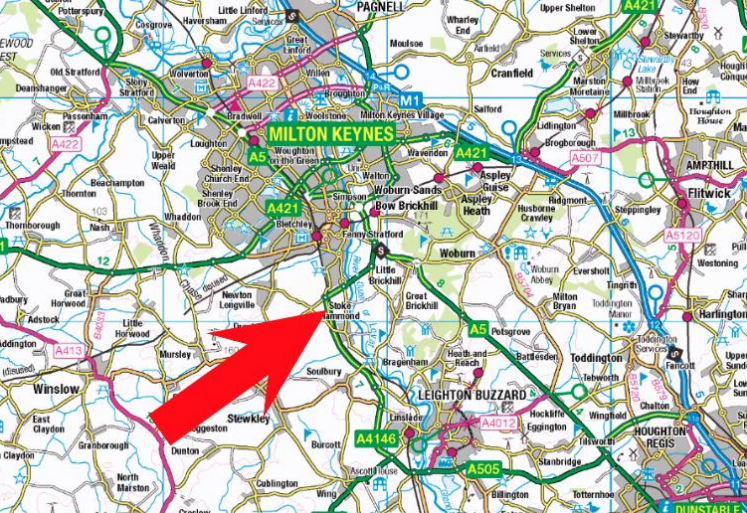
LEISURE & LOCAL AMENITIES

There are a small number of local facilities in proximity to the site, including Costa Coffee, Asda, a number of takeaway shops and local public house, Turing Key which forms part of the Marstons Pub Group, all within 0.4 miles.

Additionally, there a number of sporting facilities available with Newton Leys Pavilion providing sports pitches and nearby Stoke Hammond Sports Club and Community Centre. A variety of further amenities and leisure facilities are available nearby in Milton Keynes and Leighton Buzzard with chain and independent shops. Notable retail outlets include Centre:MK, Midsummer Place and Xscape all of which are within a 15-minute drive.

Newton Leys offers nearby countryside walks including Rushmere Country Park, King's Wood at Heath and Reach and is located a short distance from Woburn Abbey Deer Park.

A number of supermarkets are close by including, Lidl, Aldi, Asda and Morrisons.



EDUCATION

The site is in proximity to various primary and secondary schools within the Milton Keynes area and further afield.

Top Primary Schools include:

- Priory Rise School – Outstanding – 5.3 miles
- The Premier Academy – Highly Rated – 2.1 miles
- Middleton Primary – Outstanding – 6.5 miles

Top Secondary Schools include:

- The Hazeley Academy – Good – 7.4 miles
- Denbigh School – Good – 8.9 miles
- St Paul's Catholic School – Good – 6.6 miles

There are also several further primary and infant schools within 10 miles of the site.

PLANNING POSITION

The site benefits from Outline Planning Permission with all matters reserved apart from access for up to 290 dwellings, open space, landscaping, drainage features and associated infrastructure following demolition of existing agricultural buildings, under reference 24/03601/AOP. The application was taken to appeal for non-determination and allowed on 2nd February 2026, under the appeal reference number APP/J0405/W/25/3370338.

Condition 2 of the Decision Notice (conditions schedule), requires applications for approval of Reserved Matters within 18 months of the date of the Appeal Decision Notice.

The planning application proposes an attractive, low density community development providing open space and tree planting along with children's play areas.

The site provides an opportunity deliver a mix of residential dwellings with an affordable provision of 35%, equating to 102 units comprising a mix of 80% social/affordable rent and 20% shared ownership. There is a requirement for 5% self-build/custom build units. A further breakdown is provided in the Technical and Legal Summary pack within the data room.

Further planning information is available in the data room.

DEVELOPMENT OPPORTUNITY

The development provides delivery of a mix of 290 dwellings in a city edge location with a density of 16 dwellings per hectare (based on the gross area).

The site is located on the edge of Milton Keynes providing excellent sales values and sales rates as a thriving new and modern city.

S106

Section 106 obligations include:

- 35% Affordable housing
- Commuted Sum (Open Space, LAP, LEAP, MUGA) - £58,000 per Hectare
- Public Transport – £1,000 per dwelling
- Education (Secondary) – mix specific (page 40 S106)
- Primary Healthcare – £463,142.10
- Traffic Mitigation – £68,000
- Sports and Leisure – mix specific (page 16 S106)
- Council Monitoring Fee – £8,098
- Newton Longville Traffic Calming – £58,000

The S106 contributions will need to be indexed.



SERVICES

We understand that electricity, water and drainage are connected to the site with mains gas available in the adopted highway. A LOA will grant an easement to lay drainage infrastructure over landowner retained land indicated on the sale plan.

TENURE

The freehold interest is being offered for sale with vacant possession on completion subject to the Farm Business Tenancy (for 2 years) put in place (denoted in yellow) on the sale plan and the retained land/access rights shown on the sale plan (edged blue). Title information is available in the data room. The parcel forms part of the Title Number is registered under the Title Number BM138352 and part of the Title Number BM263566.

VIEWING

Access onto the site is strictly by prior appointment only with Kirkby Diamond (Part of Eddisons).

VAT

VAT is payable on the purchase price.

SPECIAL CONDITIONS

Parties will be required to include a Planning Agreement Overage for any rebate of financial contributions paid. Bids should state if overage applies to their offer. If no overage relating to coverage enhancement is applied, a restrictive covenant will limit the development to 290 dwellings.

The Vendor will have retained land (edged blue on the sale plan) with rights granted / reserved. Further information is available in the Planning, Technical and Legal Summary.

MARKETING AND OFFERS

The site is being offered for sale by Informal Tender by the advertised bid deadline. Offers are invited on an unconditional basis.

A compliant bid is to comprise:

- Completed Bid Proforma
- Proposed layout
- Schedule of Accommodation

Further information is provided in the Instructions to Bidders and Planning, Technical and legal Summary documents included in the Data Room.

THE DATA ROOM

A comprehensive data room has been prepared, containing relevant planning, technical and legal documents. Please access the data room via the link provided.

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