

FOR SALE

DEVELOPMENT LAND - EMPLOYMENT SALDEN CHASE | SOUTH WEST MILTON KEYNES

2.07 HA
5.1 ACRES



EMPLOYMENT LAND CONSENT
FOR B1 USE

ACCESS TO M1 VIA A421 DUAL
CARRIAGEWAY & A5

BUILD HEIGHT UP TO 12M

FULLY SERVICED SITE

COMMERCIAL DEVELOPMENT SITE WITH OUTLINE PLANNING PERMISSION FOR EMPLOYMENT (B1) USE

LOCATION

The site is located to the south-west of Central Milton Keynes (5.3 miles) opposite the well established employment zone of Snelshall. The employment site lies to the north of the mixed-use scheme with access to the spine road and A421 Standing Way.

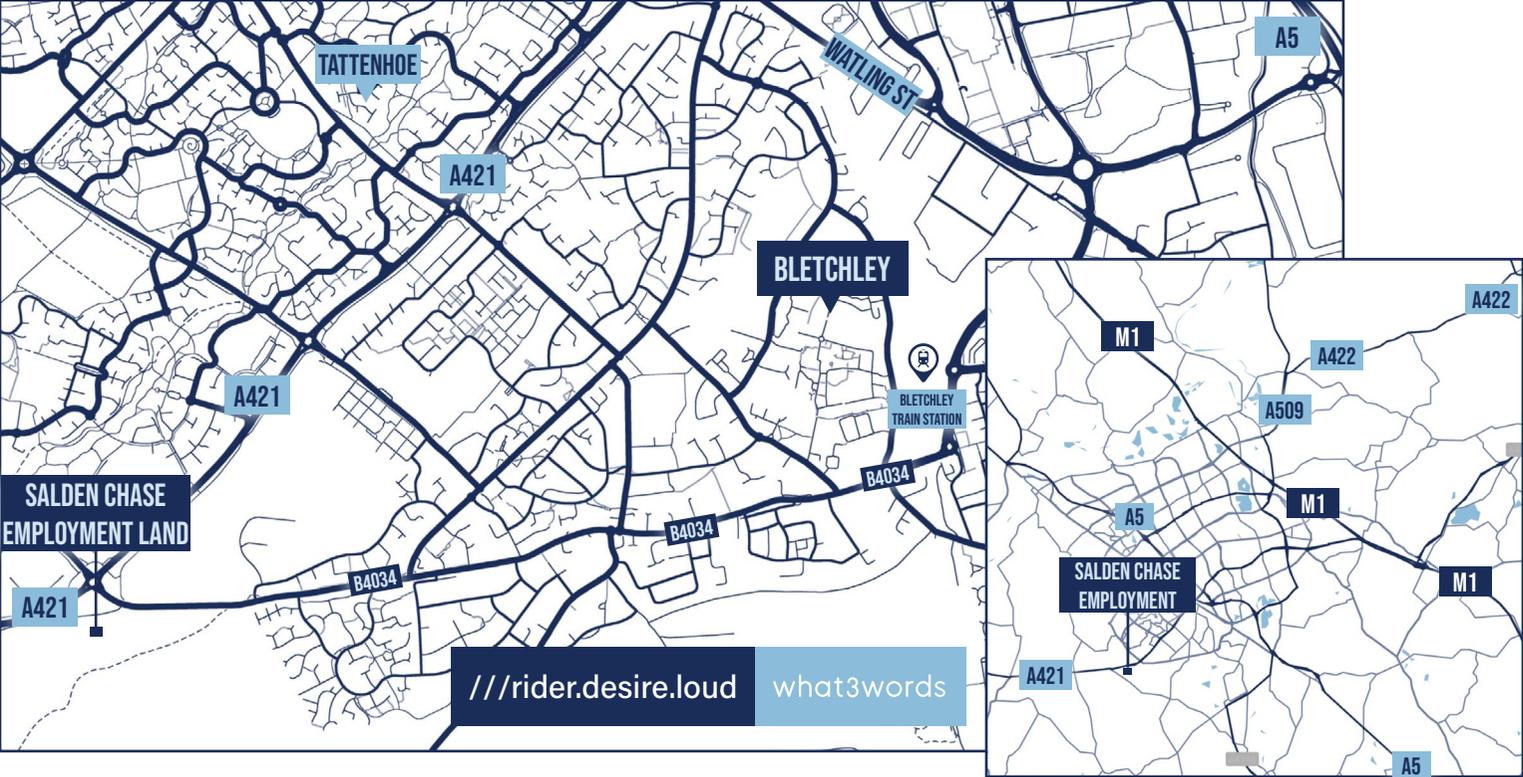
The site has good connectivity being located in close proximity to the A421 (0.2 miles) and A5 (5.5 miles). The site is also within a short distance of M1 J13 (9.7 miles) and J14 (7.6 miles).

Mainline trains are available (West-Coast Mainline) with regular trains to Leighton Buzzard (12 mins) and London Euston in (31 mins).

DESCRIPTION

The wider scheme achieved outline planning permission in December 2022 for 1,855 dwelling mixed-use urban extension, including employment and community uses.

The planning permission provides for a total of 2.07 ha (5.1 acres) of B1 employment land. The site forms two parcels served off the main estate road and is located immediately as you enter Salden Chase.



TRANSPORT

A421	0.2 miles
A5	5.5 miles
A4146	3.6 miles
M1	7.6 miles
Milton Keynes	5.3 miles
Buckingham	9.3 miles
Leighton Buzzard	10.2 miles
London	54.4 miles
London Luton Airport	24.2 miles (50 mins)
London Heathrow Airport	51 miles (1hr 18 mins)

BLETCHLEY

SALDEN CHASE
EMPLOYMENT LAND

A421

V1 SNELSHALL ST

TATTENHOE
ROUNDBOULT

B4034

BUCKINGHAM RD

A421

A421

DEMOGRAPHIC

Milton Keynes is the 3rd fastest growing City in the UK, with population growth of 15.1%

Economy valued at over £12bn

The estimated population for Milton Keynes is approximately 287,000

- Economically Active 80.7%
- Economically Inactive 19.3%

BUSINESS COUNTS (EMPLOYEES)

Micro
(0 to 9)

89%

Small
(10 to 49)

8.4%

Medium
(50 to 249)

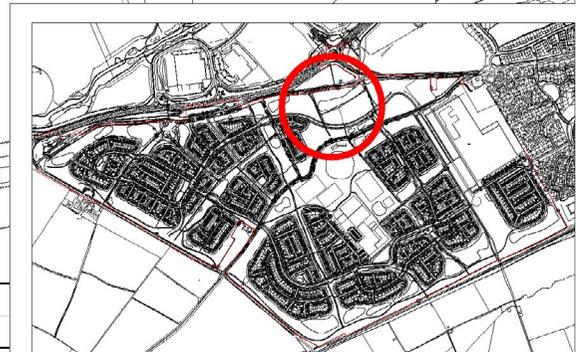
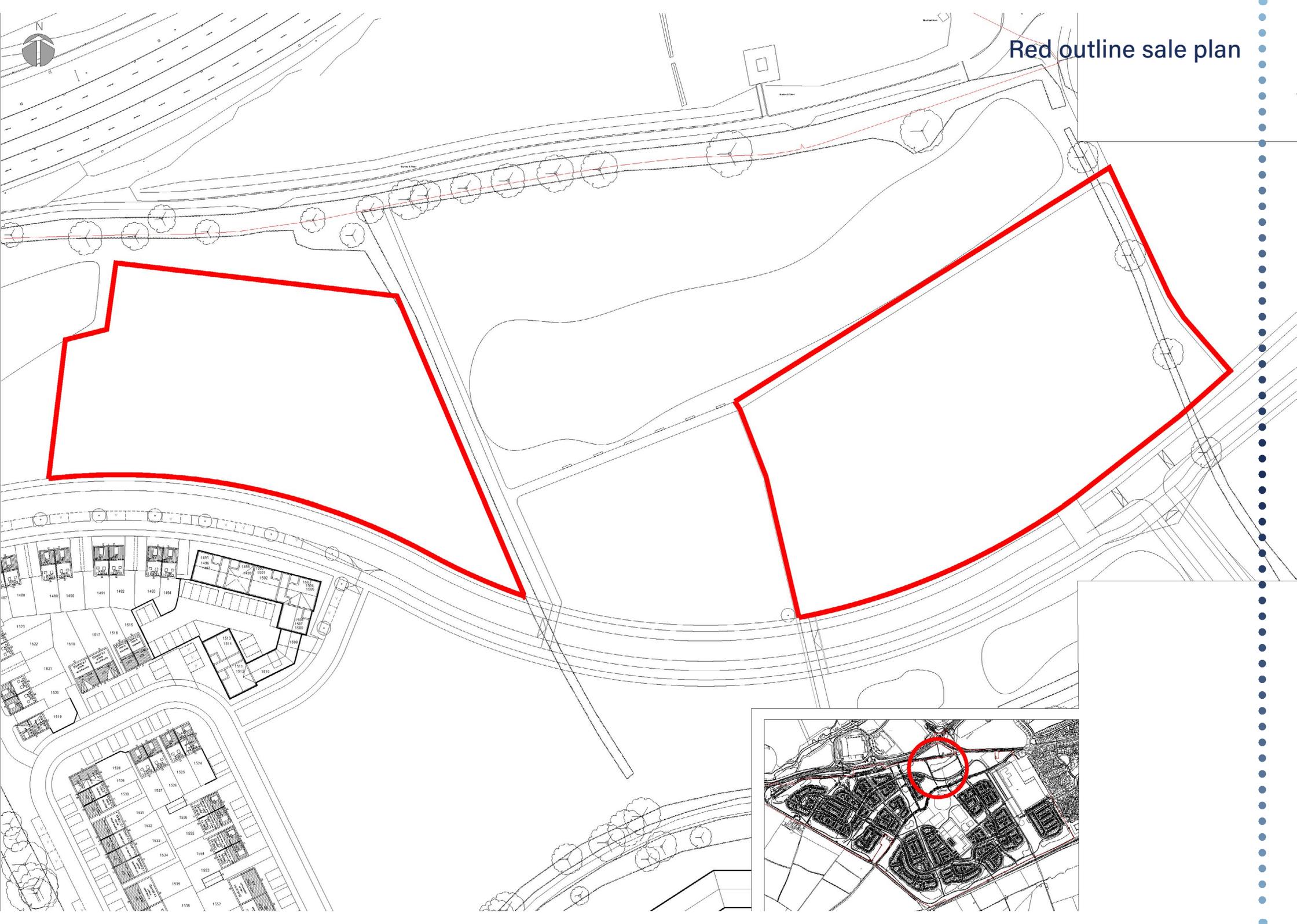
2.0%

Large
(250+)

0.6%



Red outline sale plan



PLANNING

The outline planning permission can be found under the reference of 15/00314/AOP

INFRASTRUCTURE WORKS

The infrastructure works to the Buckingham Road (B4034) one of the main accesses to the site will be complete Q3 2024. Further works to the A421 Standing Way roundabout in due course. The infrastructure is to be undertaken by the Consortium.

The Main S38 spine will be delivered suitable for construction access by Q4 2024.

SERVICES

Services to be brought to the boundary of the site. The site is all electric (No Gas)

VIEWINGS

Viewings are strictly by prior appointment with Kirkby Diamond

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