



Colmwood House, 29 Bridge Road, Cosgrove, Milton Keynes, MK19 7JH

HOWKINS &  
HARRISON



Colmwood House,  
29 Bridge Road, Cosgrove,  
Milton Keynes, MK19 7JH

Guide Price: £1,100,000

A substantial detached family home, of some 3,212 square feet, located on a large canal-side plot of approximately 1.34 acres. Full Planning Permission has been granted by West Northamptonshire Council, WNS/2022/1494/FUL, to demolish the existing property and replace it with five new builds, totalling approximately 7,404 square feet. However, the site may lend itself to retaining the house and building alongside, subject to an amendment to the Planning Permission.

### Features

- Substantial family home
- 3,212 square feet
- 1.34 acre plot
- Canal-side village location
- Plentiful parking and garaging
- Development opportunity (PP: WNS/2022/1494/FUL)
- Demolish & new builds
- Refurbish & additional build(s)
- Great potential to re-visit planning
- Energy rating D



## Location

Cosgrove is a village in south Northamptonshire approximately about 2 miles north of Stony Stratford and 7 miles from Milton Keynes and with access to the A508 and the A5. The property is located just a minutes' walk from the Grand Union Canal and the popular Barley Mow pub/restaurant. The village also has a primary school and Cosgrove Park has a shop open from April to October.

The village is approximately 2 miles from Wolverton station and within 7 miles from Milton Keynes Central station; both offer approximately 30 minutes travelling time to London Euston. The A5 and M1 are within easy reach.

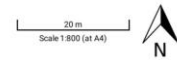
Sporting activities in the area include golf at Silverstone, Whittlebury Hall and Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone in Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.

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Produced on Oct 16, 2023.  
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## Ground Floor

The entrance porch opens into the large entrance hall, with cloakroom off. There is a spacious, triple aspect sitting room, dining room, study, kitchen/dining room, pantry, WC, utility, annexe kitchen/sitting room and en-suite bedroom.

## First Floor

The master bedroom boasts an en-suite bathroom, two bedrooms share an en-suite, there are two further bedrooms and a family bathroom.



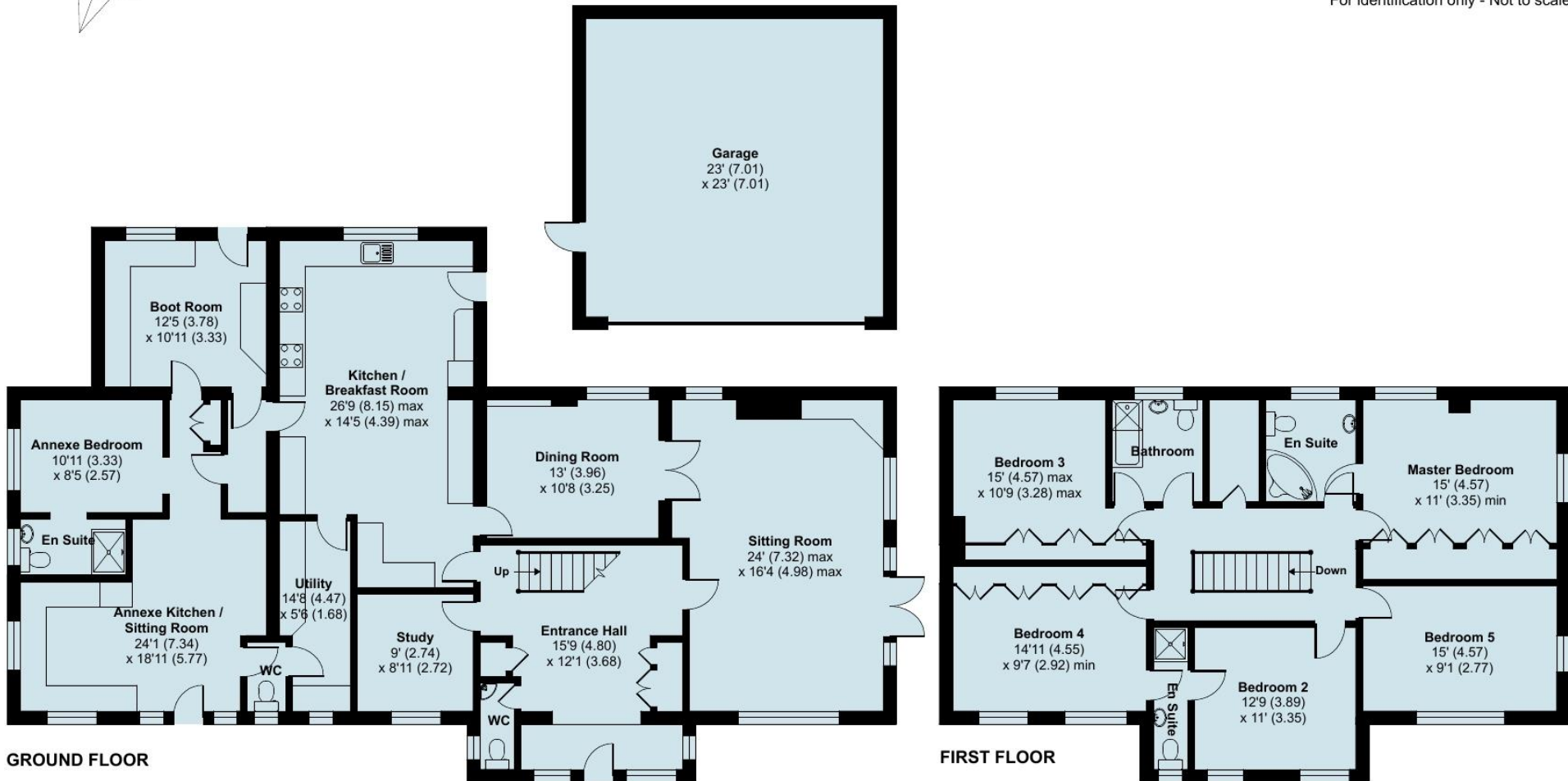
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Approximate Area = 3212 sq ft / 298.3 sq m

Garage = 529 sq ft / 49.1 sq m

Total = 3741 sq ft / 347.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Howkins & Harrison. REF: 1047663







## Outside

The property occupies a large plot of approximately 1.34 acres, in an enviable position adjacent to the canal in the desirable village of Cosgrove. There is plentiful off-road parking, a double garage, a former tennis court and large, level lawned garden.

Whilst Planning Permission has been granted for demolition and replacement with five new houses, Colmwood House is a fantastic family home and could continue to be so, there could be merit in construction of a second/several properties adjacent (subject to Planning Permission).

## Agents Note

The development, if undertaken, is liable to Community Infrastructure Levy, (CIL).

It is the vendors' intention to insert a Development Uplift Clause: "In the event that Planning Permission is granted, for a total of more than 7,404 square feet of property on the site, then 30% of the uplift in value will be payable to the vendors, over the next 25 years."

For clarification of any of these points, please speak to the Sole Agents, Howkins & Harrison.









## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Council Tax Band - F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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