

Lambert
Smith
Hampton

Land at Hayes Road, Deanshanger Milton Keynes

FOR SALE

OPPORTUNITY SUMMARY

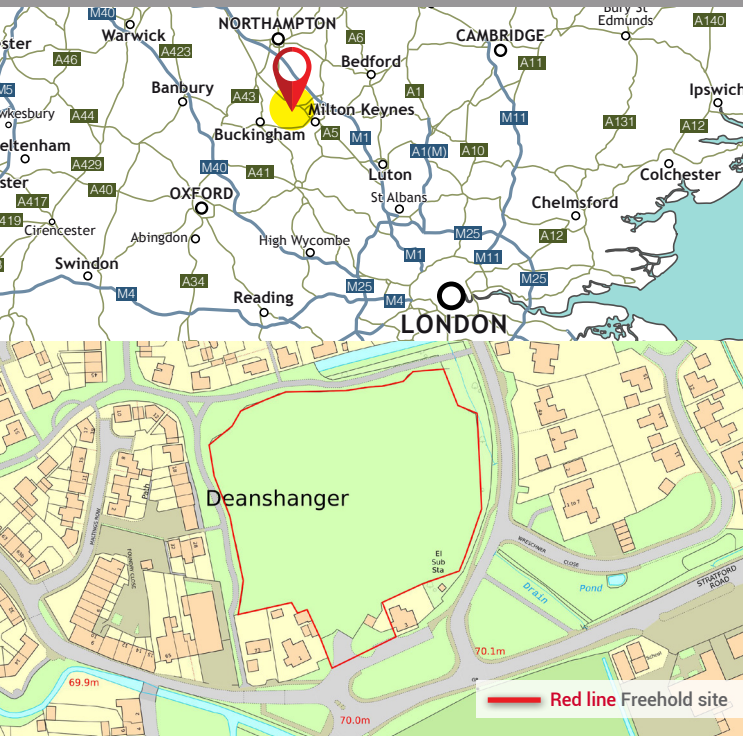
- ✓ Freehold Development Opportunity
- ✓ 4.02 acres (1.63 Hectares)
- ✓ Extant planning for a mixed-use development

| MK19 6HP |

LOCATION

The site is located on Hayes Road, Deanshanger, a small village in South Northamptonshire with a population of approximately 3,800 (2011 census). The village is located near to the border with Buckinghamshire and on the northern boundary of the Milton Keynes Borough. Deanshanger is approximately 6 miles northwest of Milton Keynes town centre, and Rail Station with frequent commuter services to London Euston station with a journey time of approximately 45 minutes.

Amenities in Deanshanger include Deanshanger primary school, the Elizabeth Woodville school, a church and a small supermarket.



DESCRIPTION

The site is a cleared parcel of level brownfield land with total site area of approximately 4.02 acres (1.63 hectares). The land was granted planning consent in November 2018 (Planning reference no. **S/2018/2117/RES**) for the construction of 15 custom-built detached dwellings, 3 live/work units, 7 self-contained employment units (approximately 9,059 sq. ft for Use class B1).

We understand that pre commencement conditions were satisfied by the Developer although an application for a Certificate of Lawful Use is being applied for.

PLANNING

The property is in an area administered by West Northamptonshire Council, and further due diligence by interested parties should be direct to their website, <https://wnc.planning-register.co.uk/Planning>

CONTAMINATION

The property is a brownfield site historically used as an oxide works. We have been advised that the site was fully remediated in 2001 and 2008.

LEGAL COSTS

Each party is responsible for their own legal costs.

TENURE

The site is held freehold. Title No. **NN286914**. The site is vacant.

EPC

Not applicable.

TERMS

Offers in the region of **£1,900,000** are invited for the **Freehold interest**, subject to contract.

S106 & CIL

The Planning Permission is granted subject to a S106 agreement dated 1st December 2014, which was later amended via a deed of variation in November 2015 and consists of the following payments:

Contribution type	Cost per dwelling	Total
Leisure	£1,340	£20,100
Recycling	£55	£825
Fire & Rescue	£92	£1,380
Primary education 4 beds	£7,966	£111,524
Primary education 5 beds	£8,120	£8,120
Library	£117	£1,755
Public open space	£825	£12,375
Strategic leisure	£300	£4,500
Monitoring	One off fee	£1,000
Total		£161,579

We have been advised that neither Community Infrastructure Levy (CIL) or affordable housing contributions apply to the site.

Anti – Money Laundering

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.



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**Lambert
Smith
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www.lsh.co.uk

Viewing and Further Information

Strictly by appointment only with the Selling Agents.

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