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**FOR SALE**

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Newport Pagnell Police Station  
High Street, Newport Pagnell MK16 8EH

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Development Site of Police Station, five  
houses and outbuildings

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**1.47 Acres**  
**(0.59 Hectares)**

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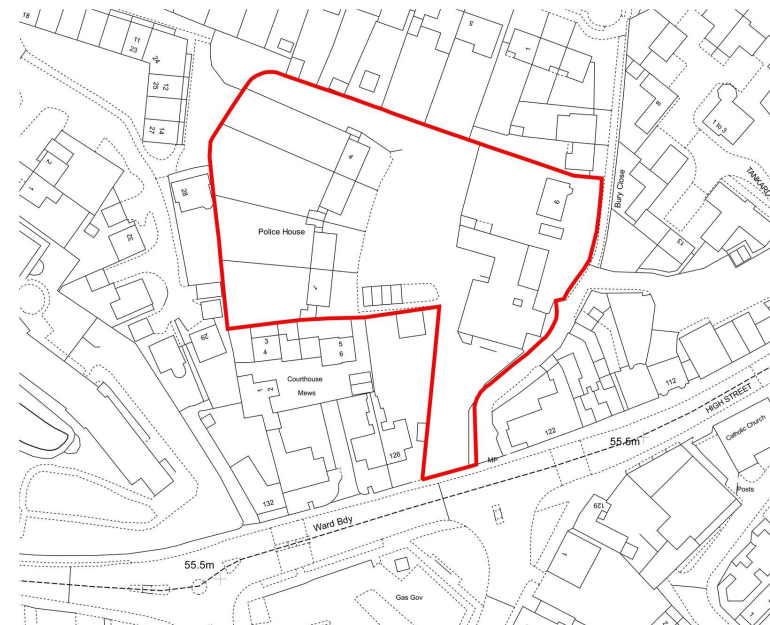
## DESCRIPTION

The property comprises a freehold site upon which are situated a police station, 5 residential properties, garages and outbuildings. The site will be offered with vacant possession.

Although the Police Station is not a statutorily Listed Building it does sit within the designated Newport Pagnell Conservation Area and therefore is deemed to be a "Heritage Asset".

Prospective purchasers are encouraged to make their own enquiries of Milton Keynes District Council's Planning Department with regard to the redevelopment of the site.

- ✔ Victorian Police Station over ground and first floors
- ✔ One detached house with private rear garden
- ✔ Two pairs of semi detached houses with shared garden
- ✔ Large shared car park
- ✔ 1.47 acre plot
- ✔ Residential Development Opportunity (STPP)







#### ACCOMMODATION

Net Internal Areas	sq ft	sq m
Police Station	5,242	487
<b>Total</b>	<b>1.47</b>	<b>0.59</b>

#### EPC

Police Station - D (78)  
6 Bury Close - D (66)

#### VAT

VAT will not be charged on the sale.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

#### TERMS

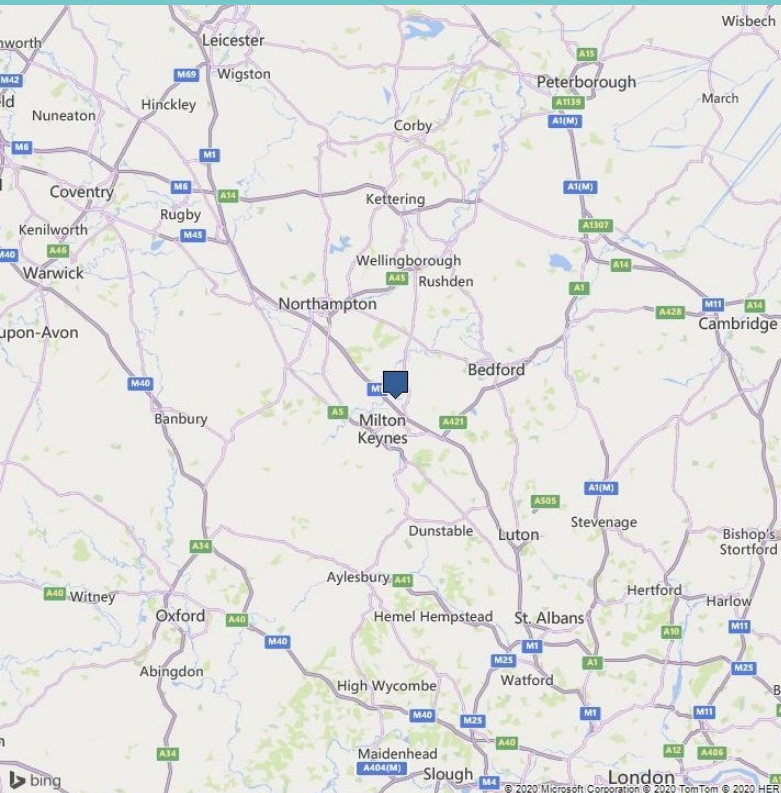
Two open days will be held in January and following this a date will be set by which offers must be submitted. Please contact the agent for more details.





## LOCATION

The market town of Newport Pagnell is situated approx. 6 miles from Milton Keynes. It benefits from a good selection of shopping, medical and recreational amenities. Nearby Central Milton Keynes provides further, more extensive amenities with Milton Keynes Central mainline rail station providing fast and frequent services into London Euston (from 35 minutes) and the North.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Kevin Wood**  
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