



Residential Development Land
Orchard Way, North Crawley, Milton Keynes, MK16 9LU

Bletsoes
— EST. 1881 —

Residential Development Land – Orchard Way, North Crawley, Milton Keynes, MK16 9LU

- Separate Outline Planning Permission's for Two Detached Residential Dwellings
- Total Size of Lots 1 & 2 Approximately 0.22 hectares (0.54 acres)
- Lot 3 - Parcel of Agricultural Land Measuring Approximately 0.052 hectares (0.13 acres)

LOCATION

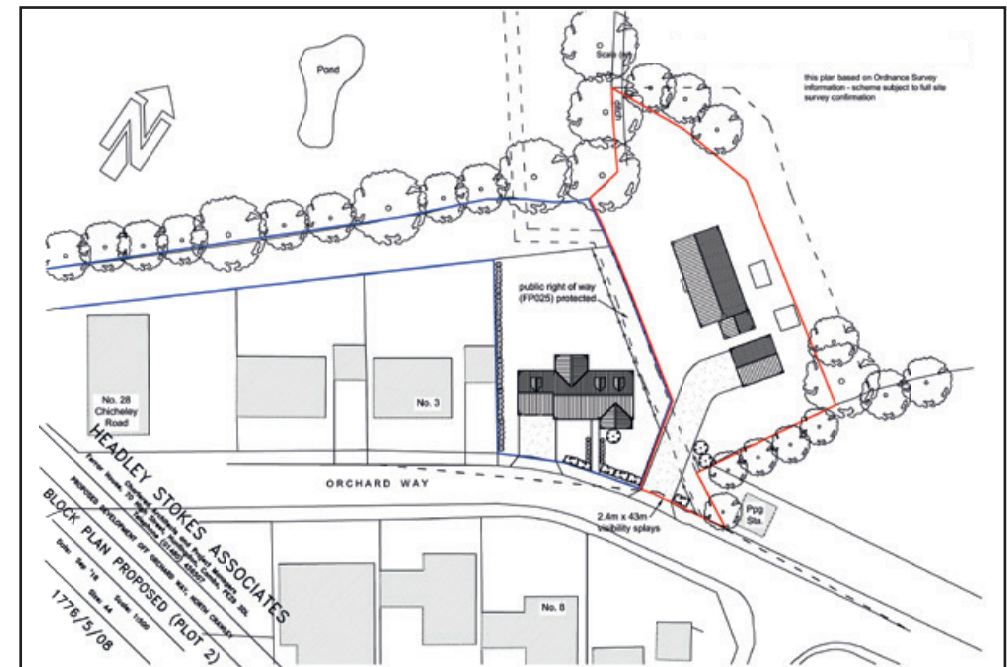
The site is located on Orchard Way, to the north west of the village of North Crawley in the administrative area of Milton Keynes. The village benefits from a number of services including a Public House, village shop, a number of sports facilities, a Church of England Primary School and a Church known as St Firmin.



North Crawley is situated approximately 4 miles to the east of Newport Pagnell and 6 miles to the south of Olney, and both of these market towns have a wide range of facilities and services. Milton Keynes is situated approximately 8 miles to the west and provides a fast rail service to London Euston in approximately 30 minutes. The M1 and A421 also lie within close proximity to the development site.

DESCRIPTION

The site, separated into 3 Lots on the attached plan, is located on Orchard Way, on the northern edge of the village of North Crawley. As shown in the photograph overleaf, Lots 1 & 2 have been largely cleared of trees and vegetation.



The land measures approximately 0.26 ha (0.64 acres) in size and is situated outside of the North Crawley conservation area. The site comprises of a two storey residential property to the north of the site and benefits from a good sized plot, bordered mainly by hedgerows. The site is surrounded by residential development to the south and west with open countryside to the north and east.

The existing property known as Lyefield House was constructed in the early 1900's and has been vacant since 2015. The property is a two bedroom dwelling with a pebble dash rendered exterior and slate roof. There are a number of outbuildings within close proximity to the property, used for general storage purposes.

There is a public footpath which runs through the site and this is marked on the attached plan, along with a right of way benefiting an adjoining landowner marked in purple overleaf.

PLANNING

Lot 1 has the benefit of Outline Planning Permission (Ref 18/01850/OUT) for the demolition of the existing dwelling and erection of a detached dwellinghouse, which was granted on the 11th October 2018. The Lot measures approximately 0.32 acres in size.

Lot 2 also has the benefit of Outline Planning Permission (Ref 18/01849/OUT) for the erection of a detached bungalow and measures approximately 0.22 acres in size.

Lot 3 is a parcel of agricultural land measuring approximately 0.13 acres in size and does not benefit from any planning permissions. It lies to the rear of properties front Orchard Way and is planted up with hedgerow and trees.

Copies of the approved plans and planning consents can be obtained from the selling agents and further information regarding planning can be obtained from Milton Keynes Council via their website.

SERVICES

Electricity and water services are available for the existing property situated within Lot 1. There are no known services located within Lots 2 and 3. We would encourage interested parties to make their own enquires with the relevant service provider in respect of this matter.

EASEMENTS WAYLEAVES AND RIGHTS OF WAY

A public footpath runs through the site and is known as North Crawley PF 025. There is a right of way benefitting an adjoining landowner marked in purple on the attached plan.

The property is sold subject to any easements, wayleaves or rights of way across the property whether mentioned in these particulars or not.

BOUNDARIES

The purchaser will be deemed to have inspected the land and satisfied himself/herself as to the ownership of any boundary, hedge, tree or ditch.

TENURE AND METHOD OF SALE

The Freehold interest in the site is being offered for sale by private treaty.

GUIDE PRICE

Lot 1 is being guided at offers in the region of £250,000 and Lot 2 is being guided at offers in the region of £250,000, subject to contract.

Lot 3 is being guided at offers in the region of £20,000, subject to contract.

PARTICULARS, AREAS AND PLANS

These particulars have been prepared in good faith and are believed to be correct. The plans and areas have been prepared from the Ordnance Survey map and are similarly believed to be correct. Both are published for identification purposes only and prospective purchasers should satisfy themselves as to their accuracy.

VIEWING

All viewing other than from the roadside is to be made by appointment through the Selling Agent.

CONTACTS

Agent: Tristan Peck – 01832 732241 email: Tristan.peck@bletsoes.co.uk

Important Notice

Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: April 2019.

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