

FOR SALE

DEVELOPMENT LAND - CARE HOME SALDEN CHASE | SOUTH WEST MILTON KEYNES

0.9 HA
2.22 ACRES



C2 CARE HOME CONSENT

CLOSE PROXIMITY TO LOCAL AMENITIES

GOOD ACCESS TO MILTON KEYNES PUBLIC PARKS

FULLY SERVICED SITE

COMMERCIAL DEVELOPMENT SITE WITH OUTLINE PLANNING PERMISSION FOR A CARE HOME

LOCATION

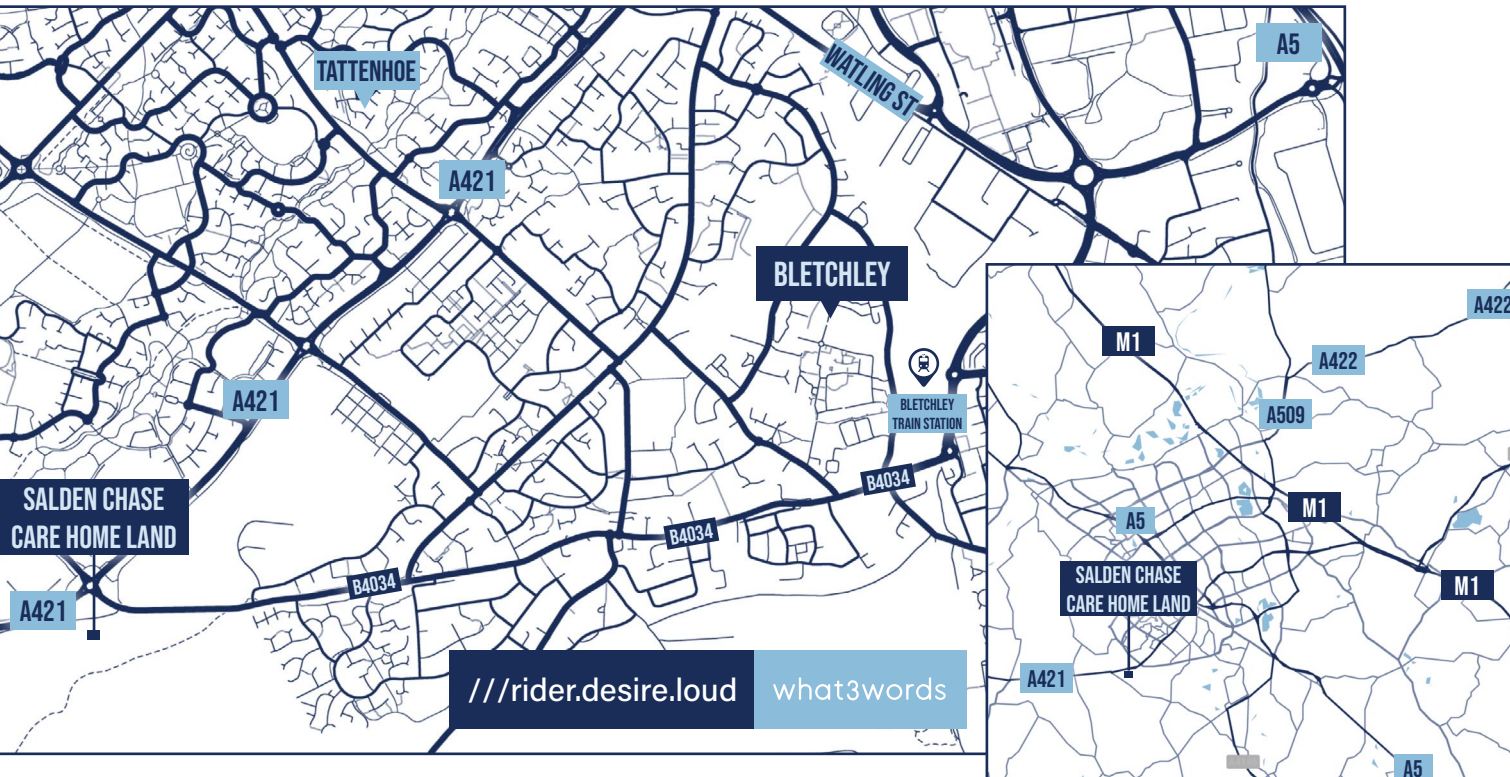
The site is located to the south West of Milton Keynes, accessed directly off the A421 dual carriageway located in close proximity to Tattenhoe, Emerson Valley & Far Bletchley.

The site benefits from both good road connectivity but also footpath/redway connectivity, providing access to all neighbouring estates by foot via underpass. The location provides access to a wide variety of local amenities.

DESCRIPTION

The wider scheme achieved outline planning permission in December 2022 for 1,855 dwelling mixed-use urban extension (inclusive of the Care Home), including a local centre with supermarket and other associated community uses.

The planning permission provides for a total of 0.9 ha (2.22 acres) of C2 care home land. The site is 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)

SALDEN CHASE | SOUTH WEST MILTON KEYNES

BLETCHLEY

**SALDEN CHASE
CARE HOME LAND**

A421

BUCKINGHAM RD

B4034

**TATTENHOE
ROUNDBOUT**

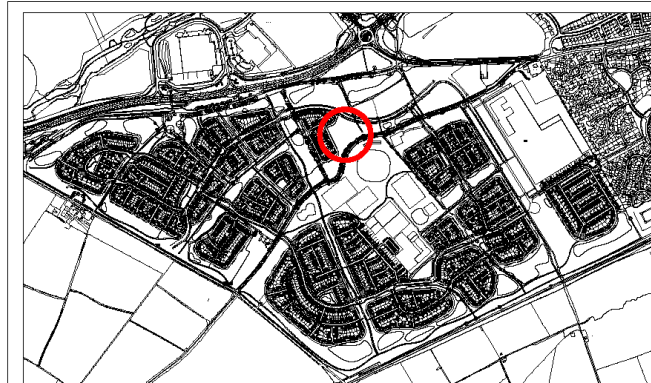
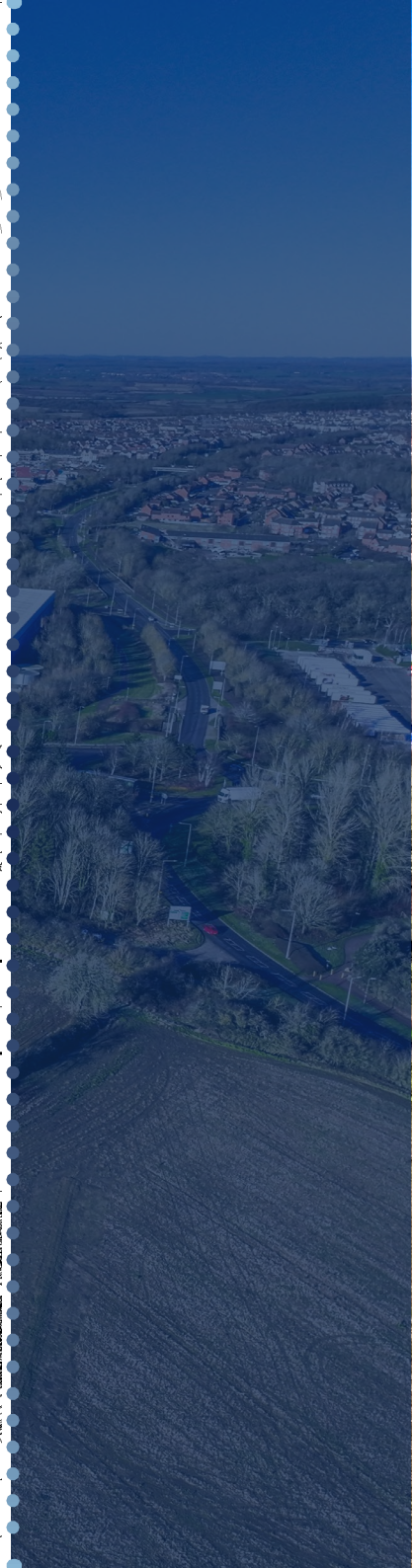
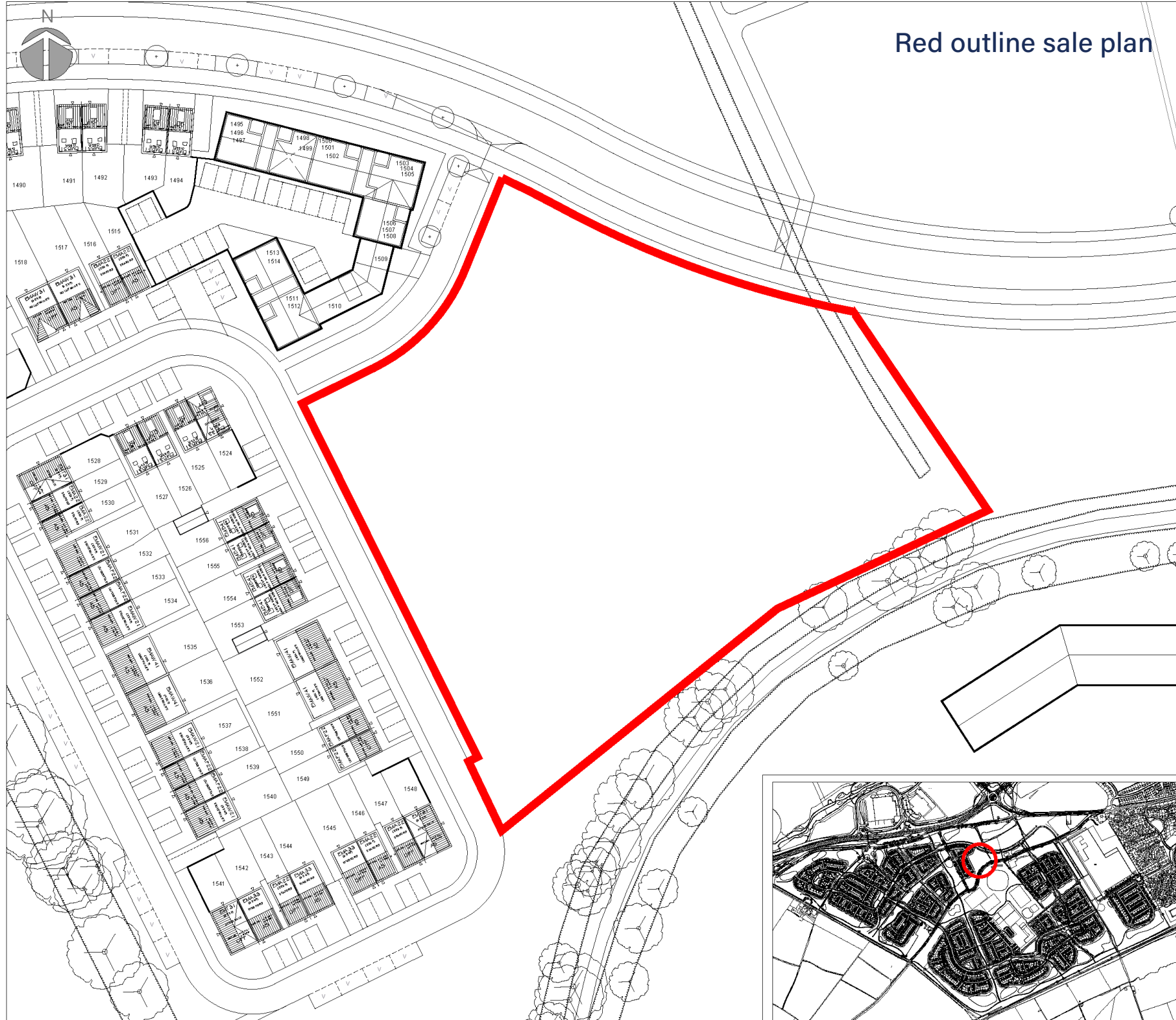
V1 SNELSHALL ST

A421

A421



Red outline sale plan



PLANNING

The outline planning permission can be found under the reference of 15/00314/AOP which provides for 60 beds.

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

Luke Tillison

01908 558 744

luke.tillison@kirkbydiamond.co.uk

Alex Jenden

01908 015 624

alex.jenden@kirkbydiamond.co.uk

