

Stoke Road | Bletchley | Milton Keynes | MK2 3JZ

Offers In The Region Of

£1,200,000

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An investment opportunity to acquire a development site of approximately 1 acre with planning permission. Situated on the edge of Bedfordshire and Buckinghamshire with excellent transport links with road links/motorways and mainline train stations in close proximity. Planning permission has been granted for the construction of 8 warehouse/industrial units.

- Established commercial yard fronting Stoke Road, positioned on the edge of Stoke Hammond.
- Suitable for B2 (General Industrial) and B8 (Storage & Distribution) use (subject to consent).
- Within easy reach of the A5 and A4146, providing onward access to Milton Keynes, Leighton Buzzard and the wider road network.
- Full planning permission granted for 8 warehouse / industrial units circa 1500 square feet each.
- Direct road access with strong frontage and visibility.
- Approximately 10–15 minutes' drive to Leighton Buzzard railway station (London Euston approx. 30 minutes).

Willowbridge Yard

Willowbridge Yard is a consented commercial development positioned fronting Stoke Road on the edge of Stoke Hammond. Planning permission has been granted for the construction of 8 warehouse / industrial units, each extending to approximately 1,500 sq ft.

The scheme has been designed as a self-contained commercial yard with central circulation and dedicated servicing.

Planning & Accommodation

Full planning permission has been granted for 8 units suitable for industrial / warehouse use (B2 / B8, subject to consent).

8 units

Approx. 1,500 sq ft per unit

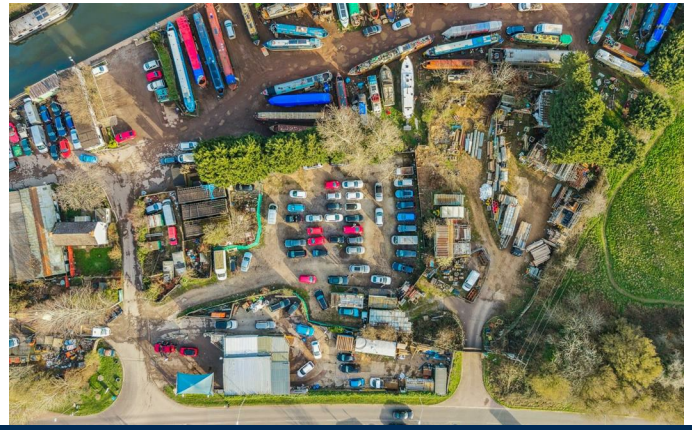
Total scheme GIA circa 12,000 sq ft

Modern layout suitable for trade, light industrial, storage or distribution occupiers

Opportunity for individual unit sales or multi-unit acquisition

Planning documentation available upon request.

















Site Layout & Access

The site is arranged around a central service yard providing:

12.5m van turning circle

16.8m fire appliance turning circle

Allocated car parking (circa 30 spaces across the scheme)

Dedicated cycle parking provision

Landscaped boundaries and defined site perimeter

Access is taken directly from two points on Stoke Road, providing clear vehicular entry and exit.

Location

The site occupies a roadside position on Stoke Road, on the edge of Stoke Hammond village.

Approx. 2 miles to the A5

Approx. 3 miles to the A4146

Approx. 6 miles to Central Milton Keynes

Approx. 4 miles to Leighton Buzzard town centre

Leighton Buzzard railway station within circa 10–15 minutes' drive (London Euston approx. 30 minutes)

The location provides access to established commercial markets in Milton Keynes, Leighton Buzzard and the wider Buckinghamshire / Bedfordshire region.

Opportunity

Willowbridge Yard presents an opportunity for:

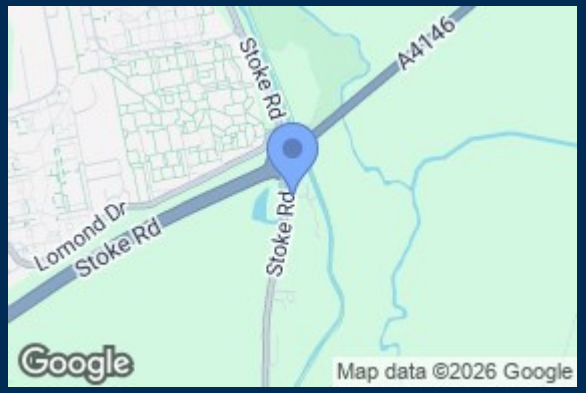
Owner-occupiers seeking modern industrial accommodation

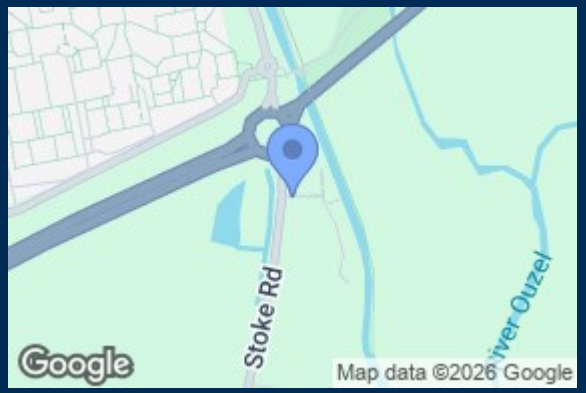
Trade counter operators

Storage and distribution businesses

Investors seeking a multi-let industrial scheme

Further information, planning pack and technical drawings available on request.







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