

**Consented for Conversion -
Former retail premises & offices
At Coffridge Close, Stony Stratford
Milton Keynes MK11 1BY**



Elevation 

Conversion development at Cofferridge Close, Stony Stratford

Summary

- Development opportunity comprising an existing two storey building, located in the town centre.
- The building has permitted development consent for conversion to twenty-five flats.
- The building has been stripped back internally to shell.
- Planning submitted for 10 additional flats on the roof area (If approved, an overage payment on an agreed basis, will be required).

Location

- The popular market town of Stony Stratford offers a wealth of day-to-day services, including shopping, community spaces and recreational hubs. It is located about 5 miles from Milton Keynes [city centre](#) which offers easy access to major road and rail connections.

Planning

- Prior Approval for Change of Use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use class C30) for 25 units, was granted prior approval under reference 24/01992/PRIOR dated 4th December 2024. Copies of the approval notice and drawings, are available from Compass.

Existing Building



Existing Building (rear)



Conversion development at Cofferridge Close, Stony Stratford

Parking

- There is no parking with the development, public parking is available immediately outside of the building.

Development

- Residential accommodation amounting to c16,248 sq. ft GIA comprising 25 flats (12 x one bed & 13 x 2 beds).
- Planning submitted for 10 additional new build flats on the roof area.

Statutory Services / Drainage

- All utilities are connected to the existing building (gas supply has been capped off), prospective purchasers should make their own enquiries in respect to adequacy of supply.

Existing Wayleaves, Easements and Rights of Way:

- The property is to be sold subject to and with the benefit of all wayleaves, easements and rights of way whether or not mentioned in these details.

Tenure

- The property is to be sold Leasehold, with a term of 999 years.

Existing internal of Building



Existing internal of Building



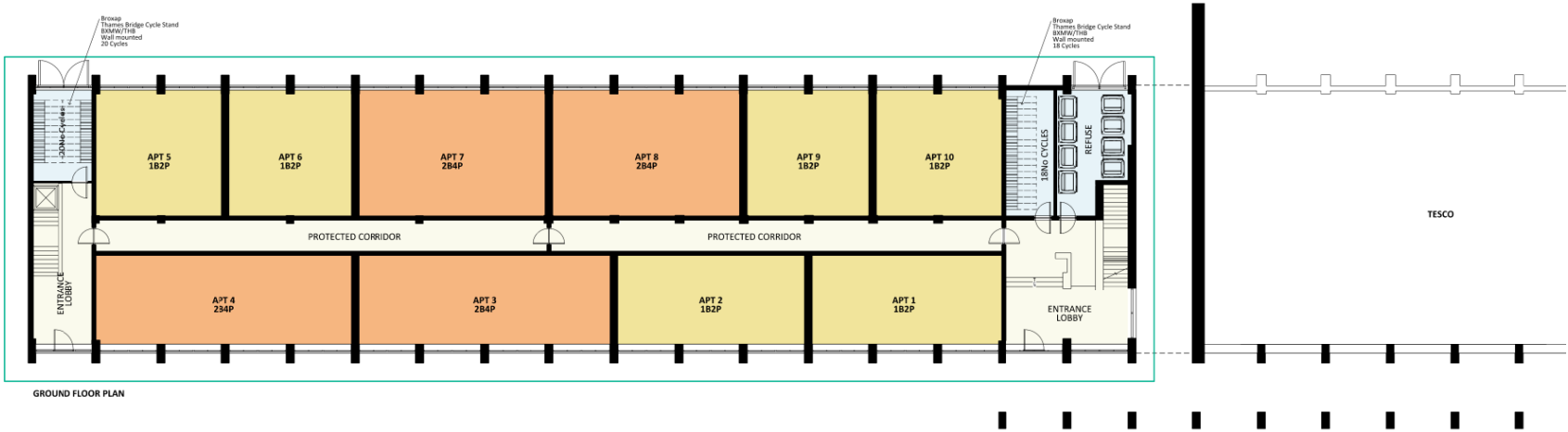
Conversion development at Cofferridge Close, Stony Stratford

Layout

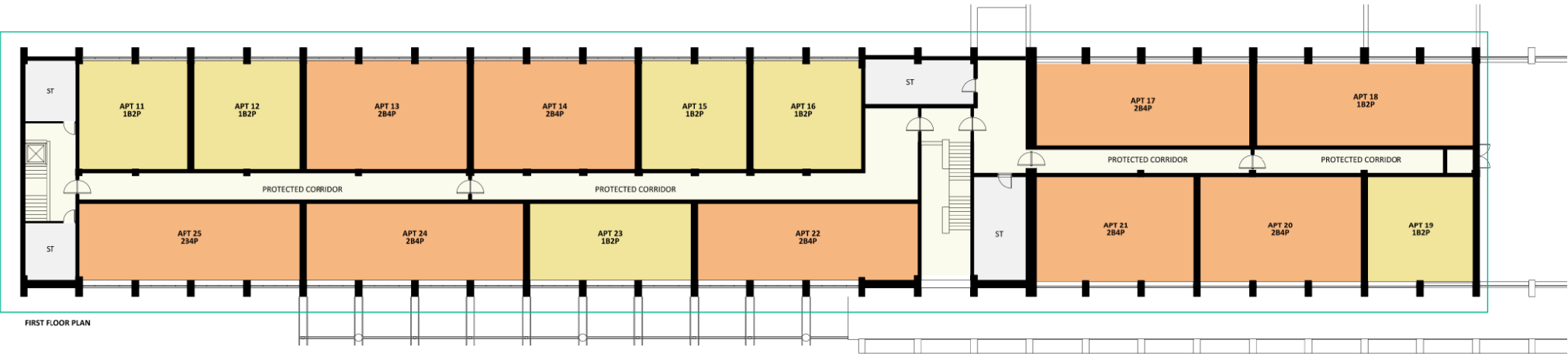


Conversion development at Cofferridge Close, Stony Stratford

Proposed Ground Floor Plan



Proposed First Floor Plan



Conversion development at Cofferridge Close, Stony Stratford

Elevation (South East)



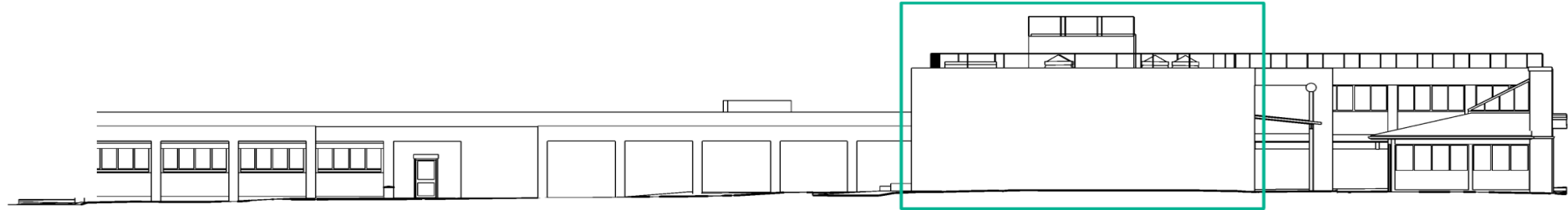
SIDE ELEVATION (North west)

Elevation (North West)



SIDE ELEVATION (North west)

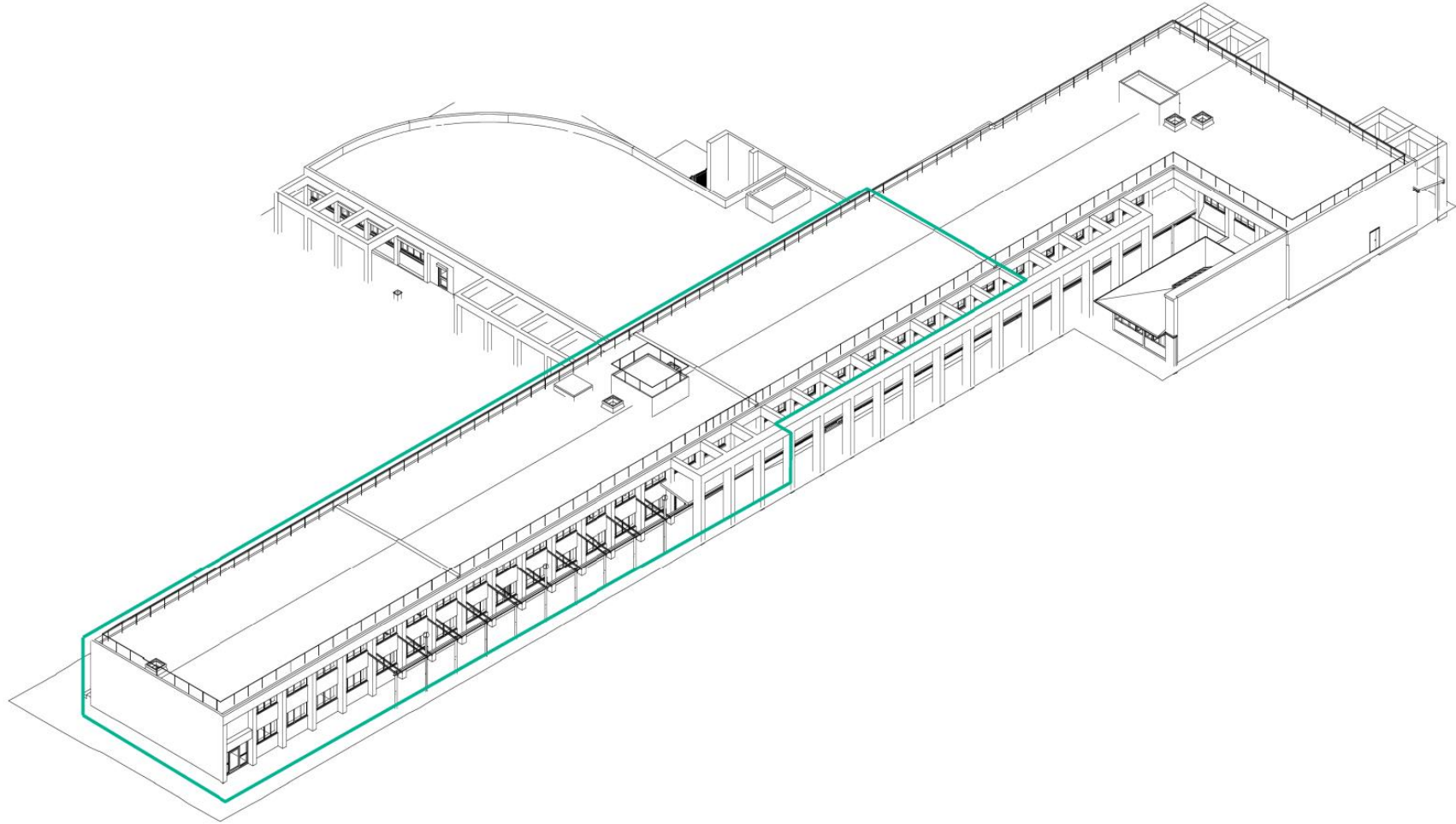
Orchard Elevation



ORCHARD ELEVATION (South)

Conversion development at Cofferridge Close, Stony Stratford

Indicative Axonometric



INDICATIVE AXONOMETRIC

Conversion development at Cofferridge Close, Stony Stratford

Aerial View



Conversion development at Cofferridge Close, Stony Stratford

Accommodation Schedule

Accommodation Schedule

Cofferridge Close, Stony Stratford

Unit	Area (Sq m)	Area (Sq ft)	Floor
1	50	538	Ground
2	50	538	Ground
3	70	753	Ground
4	70	753	Ground
5	50	538	Ground
6	50	538	Ground
7	70	753	Ground
8	70	753	Ground
9	50	538	Ground
10	50	538	Ground
11	50	538	First
12	50	538	First
13	70	753	First
14	70	753	First
15	50	538	First
16	50	538	First
17	70	753	First
18	70	753	First
19	50	538	First
20	70	753	First
21	70	753	First
22	70	753	First
23	50	538	First
24	70	753	First
25	70	753	First
	1510	16248	



For further information or indicative pricing for
sale or rental please contact

Peter Lightfoot 01908 231551

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Vacant Possession

- The property is vacant.

Terms

- **Guide Price: £1,750,000**
- **Conditions of sale:**
 - (1) The purchaser is to exchange unconditional contracts within 30 working days from when their solicitor receives draft contract documentation.
 - (2) Legal completion is to take place within 20 working days from exchange of contracts.

VAT

- VAT will be charged on the purchase price

Viewings

- Strictly by prior appointment via Elevation Estate Agents

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Elevation Estate Agents for themselves, and for the vendors of the land, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Land and Development has any authority or warranty what so ever to the property, June 2026. These details are presented subject to Contract and without prejudice.

Location Plans

