



'Land' Simpson Road, Simpson, Milton Keynes, MK6 3AL
Guide Price £425,000 Freehold



Development Opportunity

Full Planning Permission For Two Detached Houses, Granted Under Ref: 21/00269/FUL, 22/02068/FULM together with a Certificate of Lawfulness 22/03033/CLUE confirming lawful implementation of the permission. Approximately 0.23 acres situated in a residential area within the village of Simpson in Milton Keynes.



Simpson Road Simpson, MK6 3AL



GROUND FLOOR



FIRST FLOOR

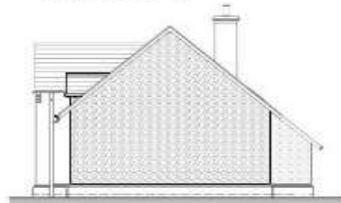
MATERIALS KEY

- 1 - Red Facing Brickwork
- 2 - Red Plain Roof Tiles
- 3 - Stone
- 4 - Code 3 Lead Downpipes
- 5 - Stained Timber Double Glazed Windows
- 6 - Black UPVC Gutters & Downpipes
- 7 - Stained Timber Garage & Front Entrance Doors
- 8 - Stained Timber Rafter Board
- 9 - Dark Stained Exposed Rafter Feet
- 10 - Grey Framed Velux Rooflight
- 11 - Stone Lintels and Sills
- 12 - G600mm Timber Frame Tilt and Turn Bullseye Window
- 13 - G600mm Timber Frame Tilt and Turn Bullseye Window

NOTES
1. Construction work shall be in accordance with the only agreed dimensions and to be verified from the appropriate plans for reference to the Architect or Engineer before proceeding with the working to complete.



FRONT ELEVATION



SIDE ELEVATION



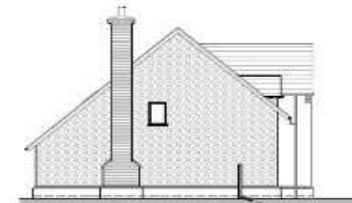
SECTION

BIMBAUTHERM Building Information System		Project Name		Project No.	
Project	Client	Project	Client	Project	Client
<input type="checkbox"/> Construction	<input type="checkbox"/> At Risk	<input type="checkbox"/> Construction	<input type="checkbox"/> At Risk	<input type="checkbox"/> Construction	<input type="checkbox"/> At Risk
NAME	1548 Simpson Road	DATE	July 2022		
PROJECT NO.	22211-001	REV	A		
FILE	Simpson Road				
	5 Simpson				
ATTACH	Part B				
	Floor Plans and Elevations				

Woods Hardwick
Architecture | Engineering | Planning | Surveying
HEAD OFFICE: 1548 Simpson Road, Northampton, NN4 3JL
BRIDGEMAN: Park Square, Park Parkway, Northampton, NN4 3JL
01603 242424 | www.woods-hardwick.com



REAR ELEVATION



SIDE ELEVATION

1.8M FENCE CLOSE BOARD FENCE

N



Plan



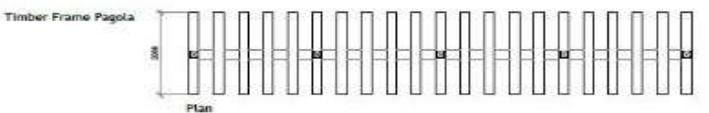
Front



Side

Plot B Garage

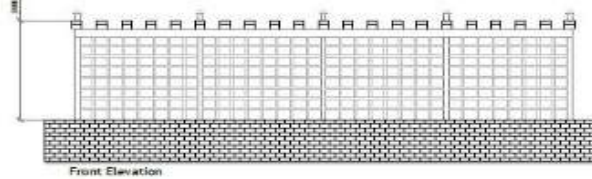
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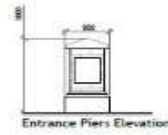
Plan



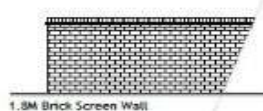
Side Elevation



Front Elevation



Entrance Piers Elevation



1.8M Brick Screen Wall

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<input type="checkbox"/> Construction	<input type="checkbox"/> At Risk	<input type="checkbox"/> Construction	<input type="checkbox"/> At Risk	<input type="checkbox"/> Construction	<input type="checkbox"/> At Risk
NAME	1548 Simpson Road	DATE	July 2022		
PROJECT NO.	22211-002	REV	A		
FILE	148 Simpson Road				
	Simpson				
ATTACH	Auxiliary Details				
	Garage/Car Ports/Boundary Treatments				

Woods Hardwick
Architecture | Engineering | Planning | Surveying
HEAD OFFICE: 1548 Simpson Road, Northampton, NN4 3JL
BRIDGEMAN: Park Square, Park Parkway, Northampton, NN4 3JL
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PLEASE CONSULT THE DRAWINGS BEFORE NOTIFYING THE BUILDING

Plot A - 2 or 3 bedroom detached chalet style property with a double width carport leading to a single integral garage (the property could be internally redesigned to improve the layout and increase bedroom provision)
 Plot B - 3 or 4 bedroom detached house with a detached garage

Simpson provides the best of both worlds...village living within city life, a village within the City of Milton Keynes, with a church, pub/restaurant backing onto the Grand Union Canal which runs to the outskirts. Also nearby is the picturesque Caldecotte Lake, yet conveniently located just a short drive to Central Milton Keynes with its large shopping centre and wide range of leisure facilities.



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SECTION



GROUND FLOOR



FIRST FLOOR

NOTES
 1. Contractors must check all drawings on site. Any typed dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © The drawing is copyright.

MATERIALS KEY

- 1 - Red Facing Brickwork
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- 4 - Stained Timber Double Glazed Windows
- 5 - Black UPVC Guttering & Downpipes
- 6 - Stained Timber Garage Door and Front Entrance Door
- 7 - Stained Timber Rafters Board
- 8 - Dark Stained Exposed Rafter Feet
- 9 - Grey Framed Velux Rooflight
- 10 - Oak Framed Car Port
- 11 - Stone Lintels and Sills
- 12 - Stone Quince to all Corners

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