



**BEASLEY**  
& PARTNERS

'Land' Simpson Road, Simpson, Milton Keynes, MK6 3AL  
Price £450,000 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



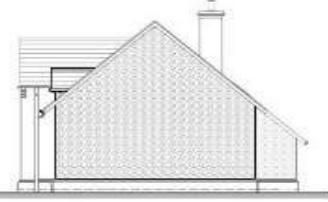
GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



SIDE ELEVATION

### MATERIALS KEY

- Red Facing Brickwork
- Red Plain Roof Tiles
- Stone
- Code 5 Sandstone
- Black UPVC Double Glazed Windows
- Black UPVC Gutters & Downspouts
- Stained Timber Garage & Front Entrance Doors
- Stained Timber Rafter
- Dark Stained Hardwood Kitchen Funiture
- Grey Framed Velux Rooflight
- Stone Lintels and Sills
- 600mm Timber Frame Wall and Tilt and Turn Buleyse Window

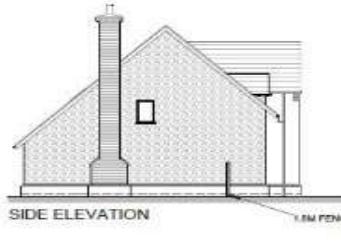
NOTES:  
 1. Construction must check all dimensions on site. Only planned dimensions are to be worked from. Respecter must be responsible for any deviation or variance before proceeding.  
 2. This drawing is copyright.



SECTION



REAR ELEVATION



SIDE ELEVATION

1.8M FENCE CLOSE BOARD FENCE



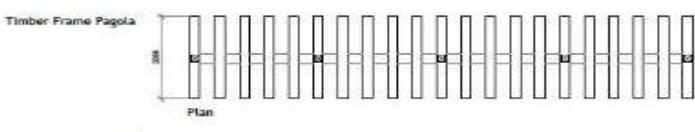
Plan



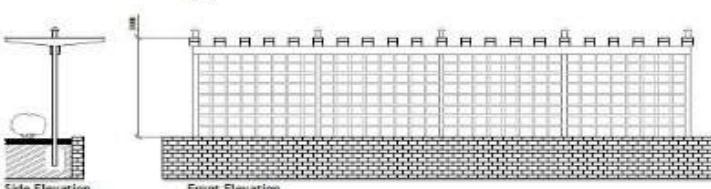
Plot B Garage

SCALE 1:100

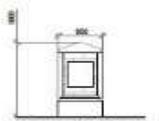
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Plan



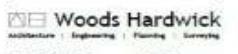
SCALE 1:100



Entrance Piers Elevation



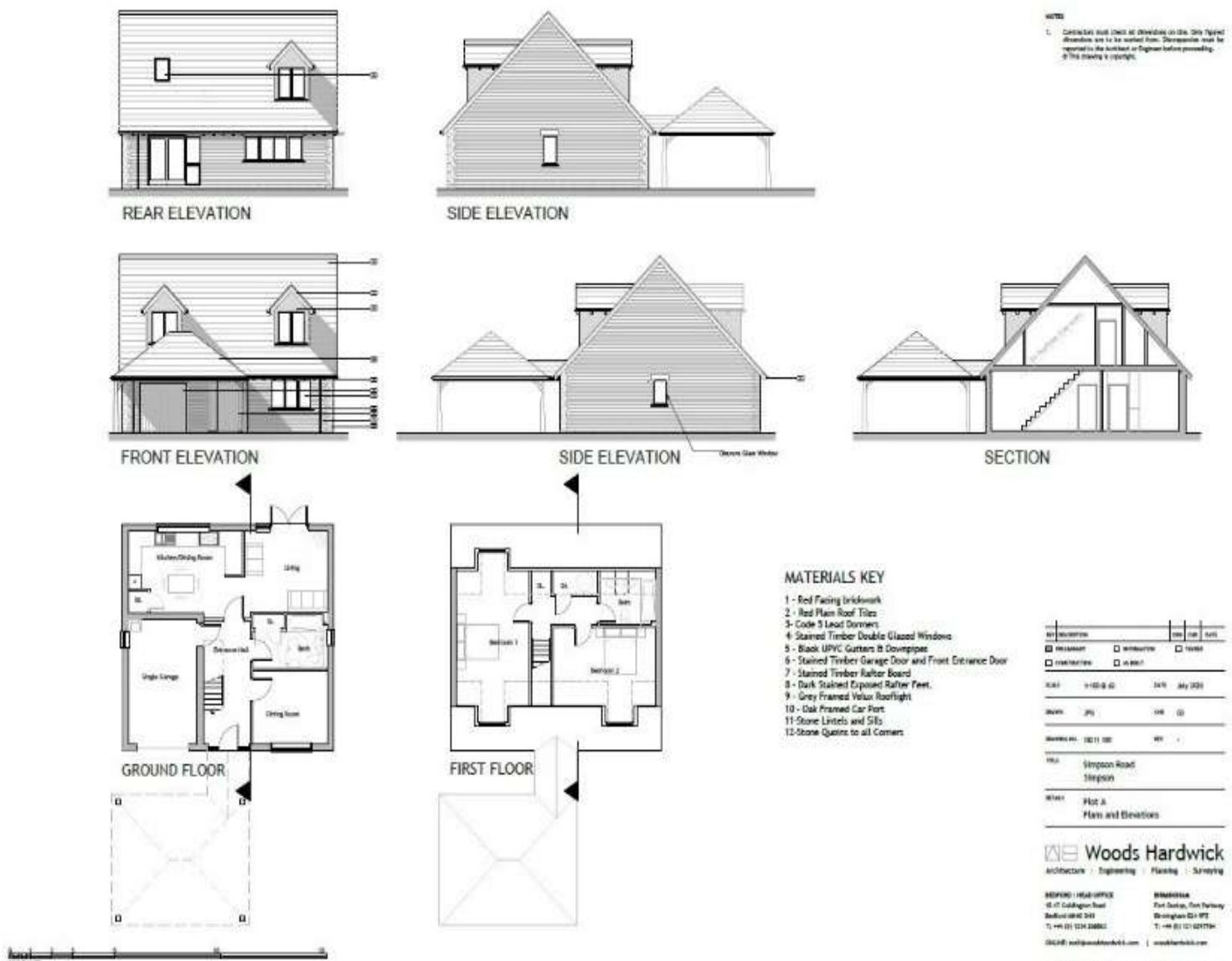
1.8M Brick Screen Wall

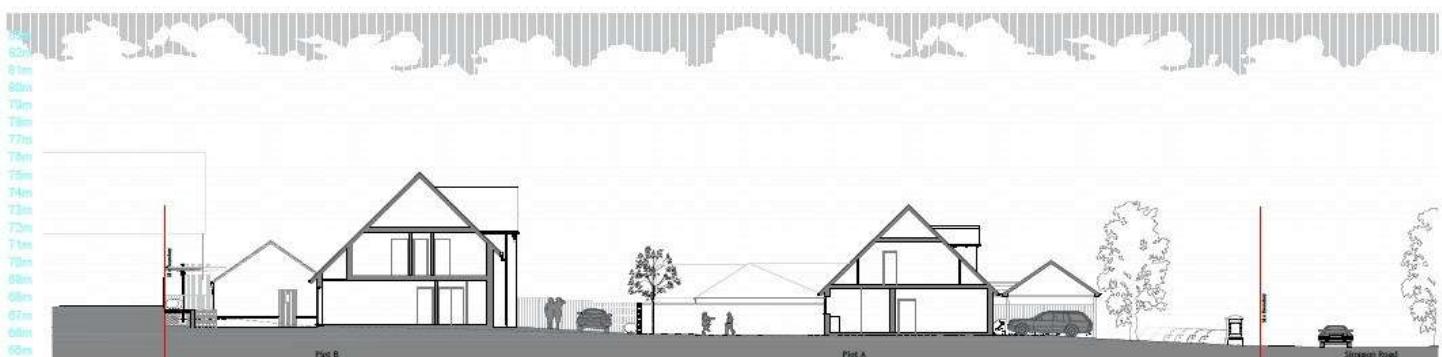
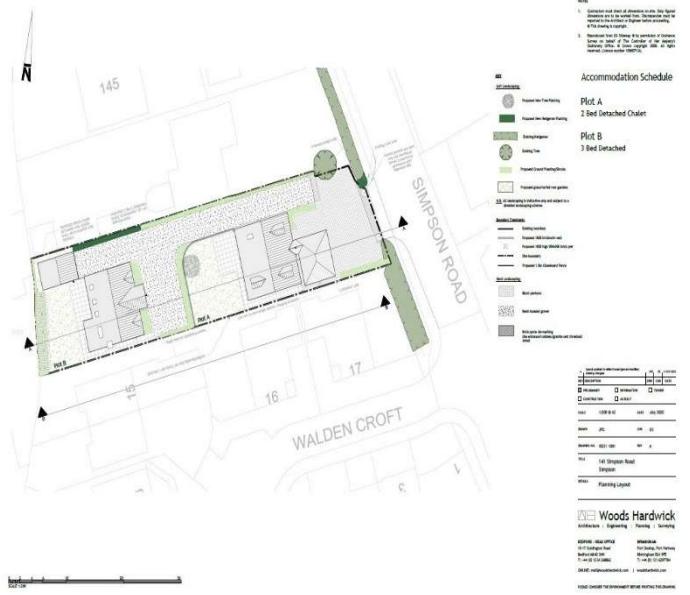


PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS DRAWING.

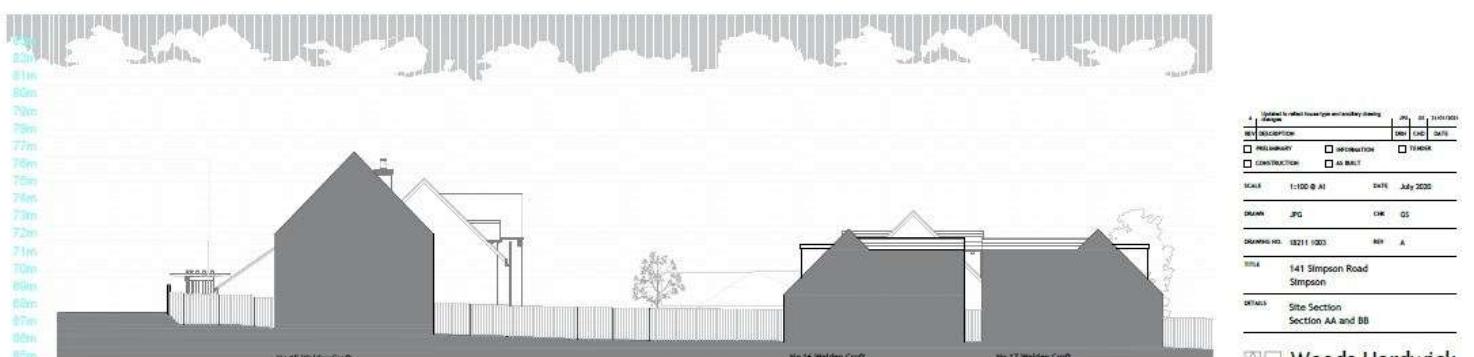
Plot A - 2 or 3 bedroom detached chalet style property with a double width carport leading to a single integral garage (the property could be internally redesigned to improve the layout and increase bedroom provision)  
Plot B - 3 or 4 bedroom detached house with a detached garage

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.





## Site Section: Section AA



## Site Section: Section BB



## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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