



'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

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.

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 - G60000 Timber Frame Tilt and Turn Bullseye Window
- 13 - G60000 Timber Frame Tilt and Turn Bullseye Window



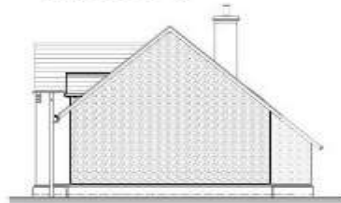
GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



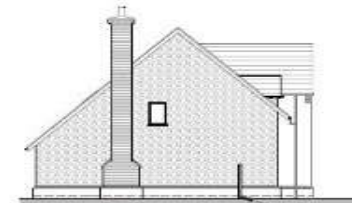
SIDE ELEVATION



SECTION



REAR ELEVATION



SIDE ELEVATION

1.8M FENCE CLOSE BOARD FENCE

Project Name	Simpson Road
Client	Plot B
Location	Simpson, MK6 3AL
Date	July 2022
Scale	1:50
Author	JPC
Check	MS
Drawn by	MS
Scale	A1
File Name	Simpson Road Plot B Floor Plans and Elevations

Woods Hardwick
Architecture | Engineering | Planning | Surveying

HEAD OFFICE: 150 GARDEN ROAD, BIRMINGHAM B15 2JF
BIRMINGHAM: 141 SIMPSON ROAD, SIMPSON, MK6 3AL



Plan



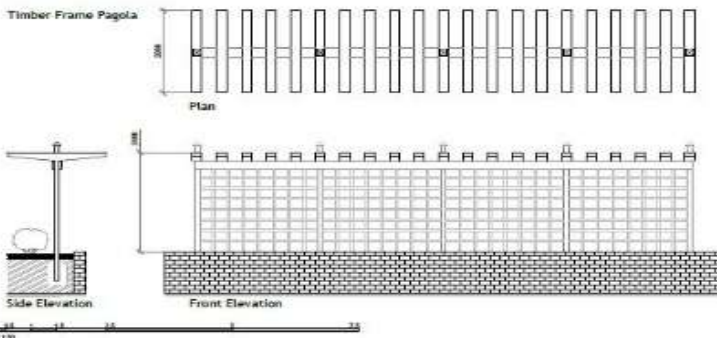
Front



Side

Plot B Garage

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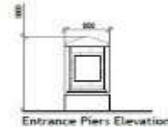


Timber Frame Pagola

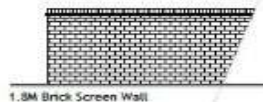
Plan

Front Elevation

Side Elevation



Entrance Piers Elevation



1.8M Brick Screen Wall

Project Name	141 Simpson Road
Client	Plot B
Location	Simpson, MK6 3AL
Date	July 2022
Scale	1:50
Author	JPC
Check	MS
Drawn by	MS
Scale	A1
File Name	141 Simpson Road Simpson Ancillary Details Garage/Car Ports/Boundary Treatments

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Architecture | Engineering | Planning | Surveying

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BIRMINGHAM: 141 SIMPSON ROAD, SIMPSON, MK6 3AL

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 alterations are to be marked down. Drawings 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 Rafters Feet
- 9 - Grey Framed Velux Rooflight
- 10 - Oak Framed Car Port
- 11 - Stone Lintels and Sills
- 12 - Stone Quince to all Corners

REV	DESCRIPTION	DATE	BY	CHK
01	ISSUED FOR PERMIT	14/11/20	MM	MM

DATE	14/11/20	14/11	14/11/20
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SCALE	1:100	1:100	1:100
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PROJECT NO.	20211100	MM	MM
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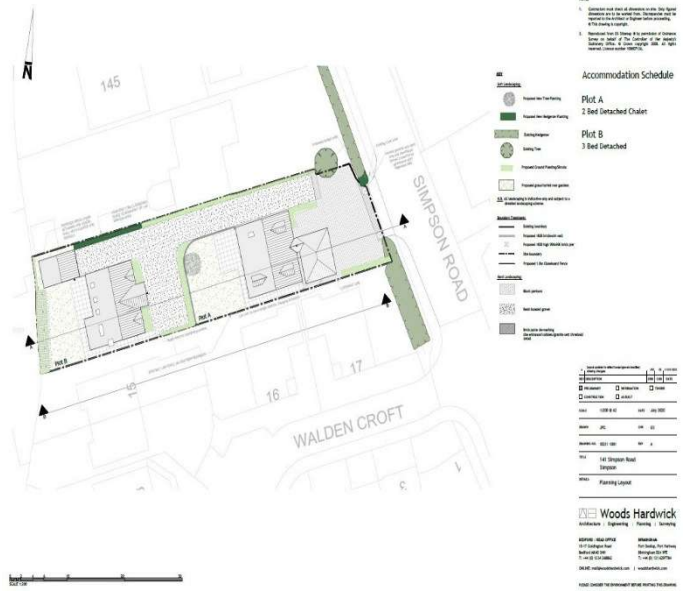
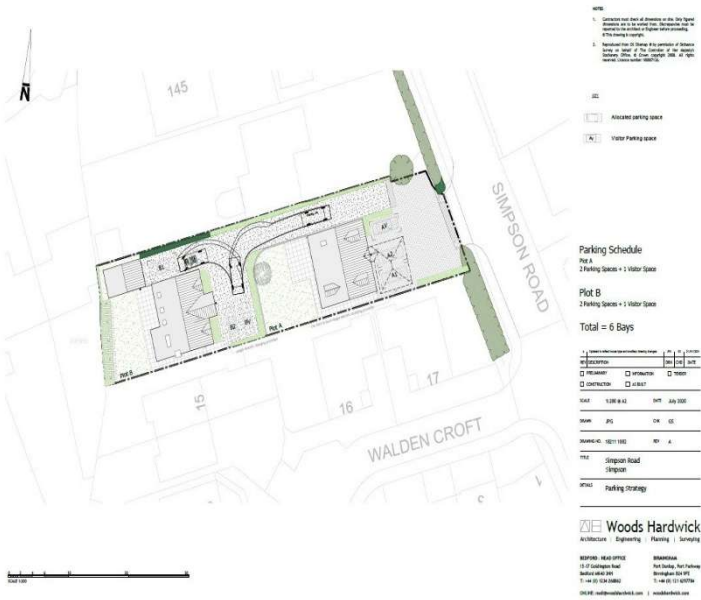


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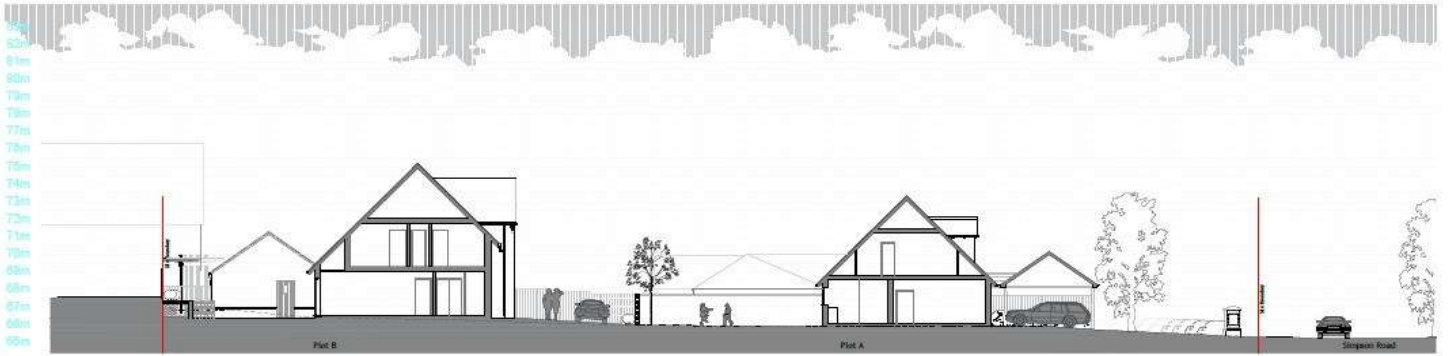
HEAD OFFICE
 15-17 Colindale Road
 Colindale, London NW9 1DQ
 T: +44 (0) 208 248600
 F: +44 (0) 208 248601
 www.woods-hardwick.com

MILTON KEYNES
 Park Square, Park Parkway
 Stevenage SG1 4PE
 T: +44 (0) 1438 779444
 www.woods-hardwick.com

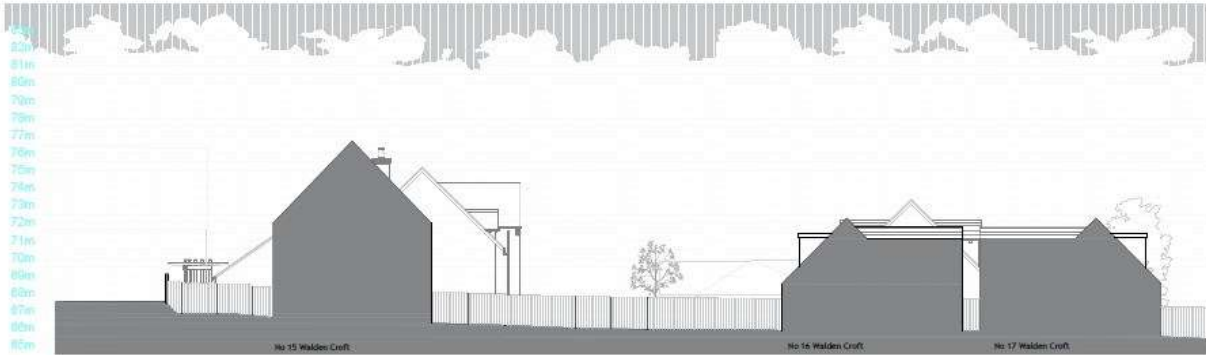
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NOTES
 1. Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding.
 2. This drawing is copyright.



Site Section: Section AA



Site Section: Section BB
 Houses on Walden Croft

NO.	DATE	BY	REV
1001	15/08/2020	JPG	01
1002	18/08/2020	JPG	02

Legend:
 PRELIMINARY
 INFORMATION
 FOR MARK
 CONSTRUCTION
 AS BUILT

SCALE: 1:100 @ A1 DATE: July 2020

DRAWN: JPG CHK: QS

DRAWING NO.: 102111003 REV: A

TITLE: 141 Simpson Road Simpson

DETAILS: Site Section Section AA and BB

Woods Hardwick
 Architecture | Engineering | Planning | Surveying
 BEEFORD HEAD OFFICE: 15-17 Goldington Road, Beaford, MK43 9JH, T: +44 (0) 1234 268562
 BIRMINGHAM: Fort Denky, Fort Parkway, Birmingham, B24 8PE, T: +44 (0) 121 6297794
 ONLINE: mail@woodshardwick.com | www.woodshardwick.com

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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.



6 High Street
 Woburn Sands
 Buckinghamshire
 MK17 8RL

