



Potential Building Plot Adjacent to 79 Hartwell Road, Hanslope, Milton Keynes, MK19 7BY



For Auction - Guide Price £90,000 to £100,000

FOR SALE BY AUCTION ON WEDNESDAY 22ND APRIL 2026 COMMENCING AT 11AM -
SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £90,000 to £100,000

With potential for the construction of a single two storey dwelling house subject to planning permission. This individual plot is part of the former garden of the adjoining property where planning permission was previously granted but is now lapsed. The site extends to approximately 0.1 of an acre and is located on the northern edge of the village of Hanslope backing directly onto open fields.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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DIMENSIONS OF THE SITE

The site frontage is approximately 46 feet and depth of approximately 92 feet. Area approximately 0.1 of an acre.



PLANNING HISTORY

Planning consent application number 19/01099/FUL was granted on the 25th April 2019 for the construction of a single detached bungalow. Subsequent to this a variation of condition was approved on the 23rd June 2020, application reference 20/01402/FULNMA and further details were submitted and registered on the 12th April 2021, reference 21/01082/DISCON details were submitted pursuant to the discharge of condition four. This planning permission has now lapsed.

DEVELOPMENT PROPOSAL

A proposal was submitted by BHD Ltd Architects of Leighton Buzzard, application reference PRE/2025/1895 to Milton Keynes County Council under a pre application category which received an overall RAG Rating of G and a comment that the principal of development is acceptable when having regard to the material planning considerations presented as necessary. Other aspects of the proposal would appear to be acceptable subject to conditions and or obligations. The proposal is likely to attract a recommendation of approval if formally submitted at this time.

SERVICES

It is believed that main drainage, gas, water and electricity are available for connection in the highway, however, purchasers are advised to make their own enquiries in respect of the connection of services.

LOCAL AMENITIES

Hanslope is approximately five miles north of Milton Keynes and Newport Pagnell is situated approximately six miles distant and access to the West Coast main line railway is at Wolverton or Milton Keynes Central approximately 15 minutes drive away.

PLANS AND ELEVATIONS

The floor plans and elevations attached to these particulars show a proposed scheme to develop a chalet style two storey dwelling with three first floor bedrooms, master with ensuite shower room and family bathroom. On the ground floor the plans show an entrance hall, cloakroom, living room, kitchen/dining/family room and a utility room.



LOCATION PLAN

The plan of the site is provided for identification purposes only.



TITLE DOCUMENTS

The property is owned on two separate titles in the name of the owner and when sold will be a transfer of part, purchasers should refer to the legal pack for details of the draft transfer.

LOCAL AUTHORITY

Milton Keynes City Council
Civic
1 Saxon Gate East
Central Milton Keynes
MK9 3EJ
Tel: 01908 691691

REAR VIEW



LOCATION/HOW TO GET THERE

The site is located on the Hartwell Road at the northern end of Long Street connecting to the village of Hanslope to the south west and convenient for access to Newport Pagnell to the south east and Milton Keynes to the south, M1 junction 14. The nearest main line railway station is at Wolverton or Milton Keynes Central.

From Hanslope village proceed in a northerly direction along Long Street into Hartwell Road and continue to Long Street passing the right hand turning to Forest Road. Continue straight on signposted to the village of Hartwell and the property stands on the left hand side adjacent to number 79.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject

to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3,000 (£2,500 plus VAT).

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For further information on viewing call 01604 259773