

# Prime Development Opportunity

## FOR SALE - 0.68 Hectare (1.68 Acres)

# Development

**SHORT TERM  
LETS AVAILABLE**

On the Instructions of



## MILTON KEYNES MK4 4DD

### Westcroft District Centre

#### Location

The site is located approximately 2.8 miles to the south west of the city centre in the Westcroft District Centre, which is anchored by a **Morrisons** food store of approximately 8,798 sq m (94,702 sq ft). Other occupiers within the centre include **Boots**, **Next**, restaurants, a public house and a health centre.

To the west are residential properties located off Crambourne Avenue and further housing to the north west, off Wimbourne Crescent.

Access to the site is via Barnsdale Drive off Chaffron Way, close to the A421 arterial route. The A5 bypass is approximately 1.7 miles to the north east. The M1 can be accessed via the A5 at Junction 19.

#### Description

The site is a rectangular shaped parcel of undeveloped land to the rear of the **Morrisons** food store. It extends to approximately 0.68 hectare (1.68 acres).

#### Planning

The adopted local plan proposals map confirms that the site is bounded within an area for proposed "Commercial Facilities" and forms part of the defined Westcroft District Centre. Policy L10 of the Milton Keynes Local Plan (adopted December 2005) relates specifically to the site and allocates the area for hotel accommodation.

We understand the Milton Keynes Local Development Framework (LDF) is in early stages and interested parties are advised to make their own enquiries to Milton Keynes Council (Tel: 01908 252 610).

#### Tenure

The site is available freehold with vacant possession, subject to the covenant detailed below.

The covenant originates from the initial acquisition from the Commission for New Towns and provides that the site can only be used for a Hotel and/or ancillary leisure uses. The restriction is in place until 2023. Discussions are ongoing with the Council regarding the removal of this restriction.

Short term leasehold proposals will also be considered for the site as a whole or in part.

#### Offers

Offers are invited on either an unconditional or conditional upon planning basis for the freehold interest of the site with vacant possession.

Please contact Angus Irvine with initial expressions of interest. Our client does not bind themselves to accept the highest or any offer received.

#### Legal Costs

Each party is to be responsible for their own legal costs.

#### VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.

#### Viewing

Strictly by appointment through sole agents.

**Contact: Angus Irvine**  
**020 7255 8056**  
**abi@rapleys.co.uk**

**For further opportunities please visit**  
**[www.rapleysmorrisons.co.uk](http://www.rapleysmorrisons.co.uk)**



**0870 777 6292**  
**[www.rapleys.co.uk](http://www.rapleys.co.uk)**

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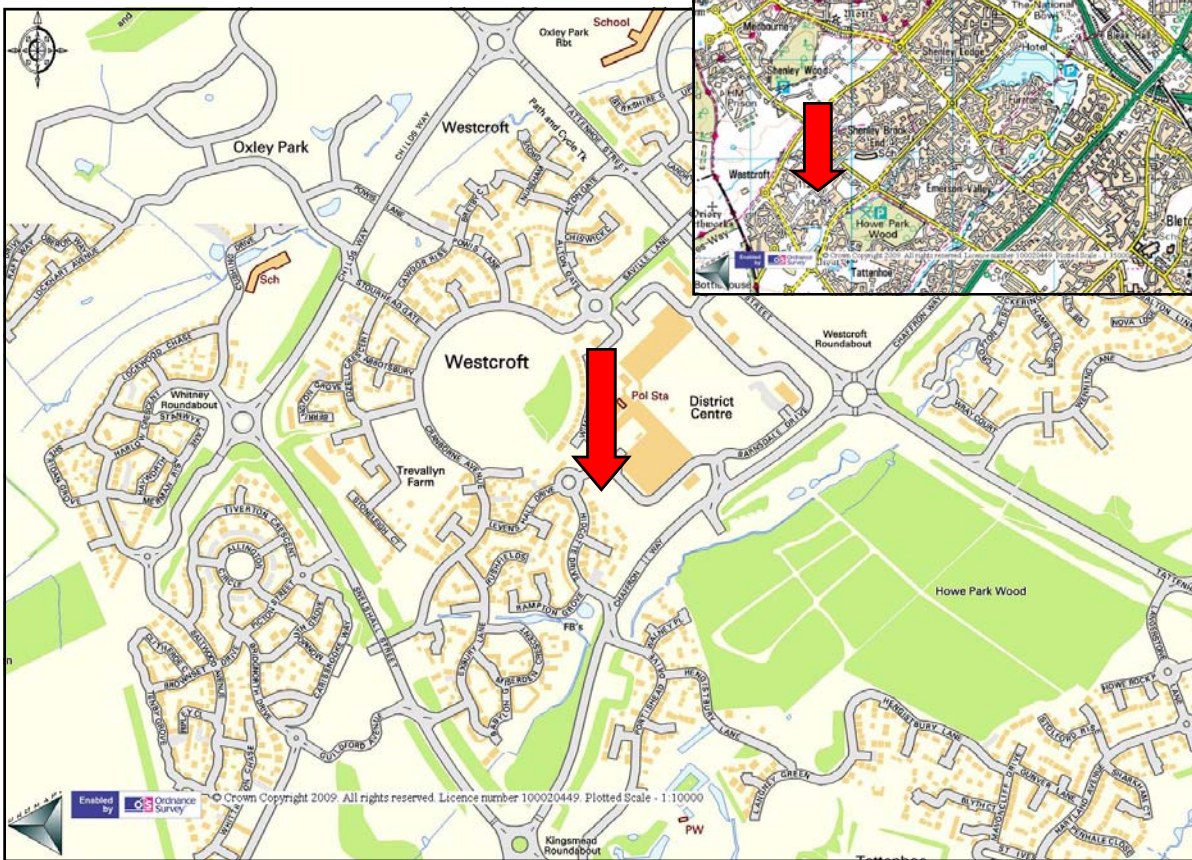
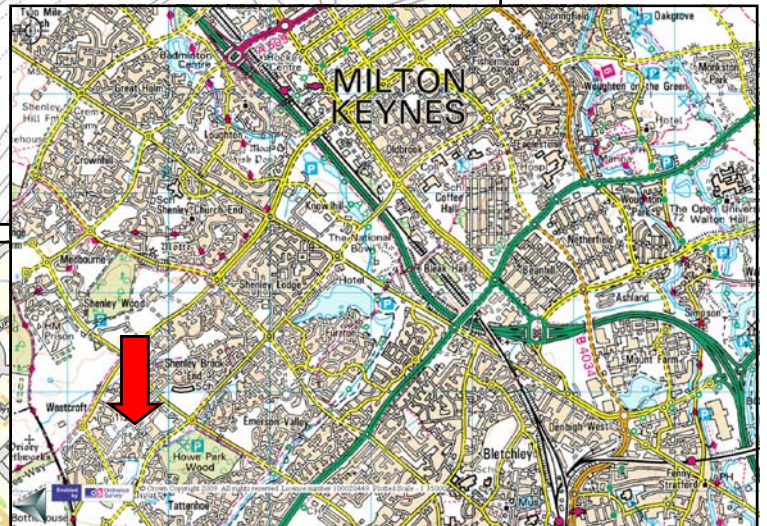
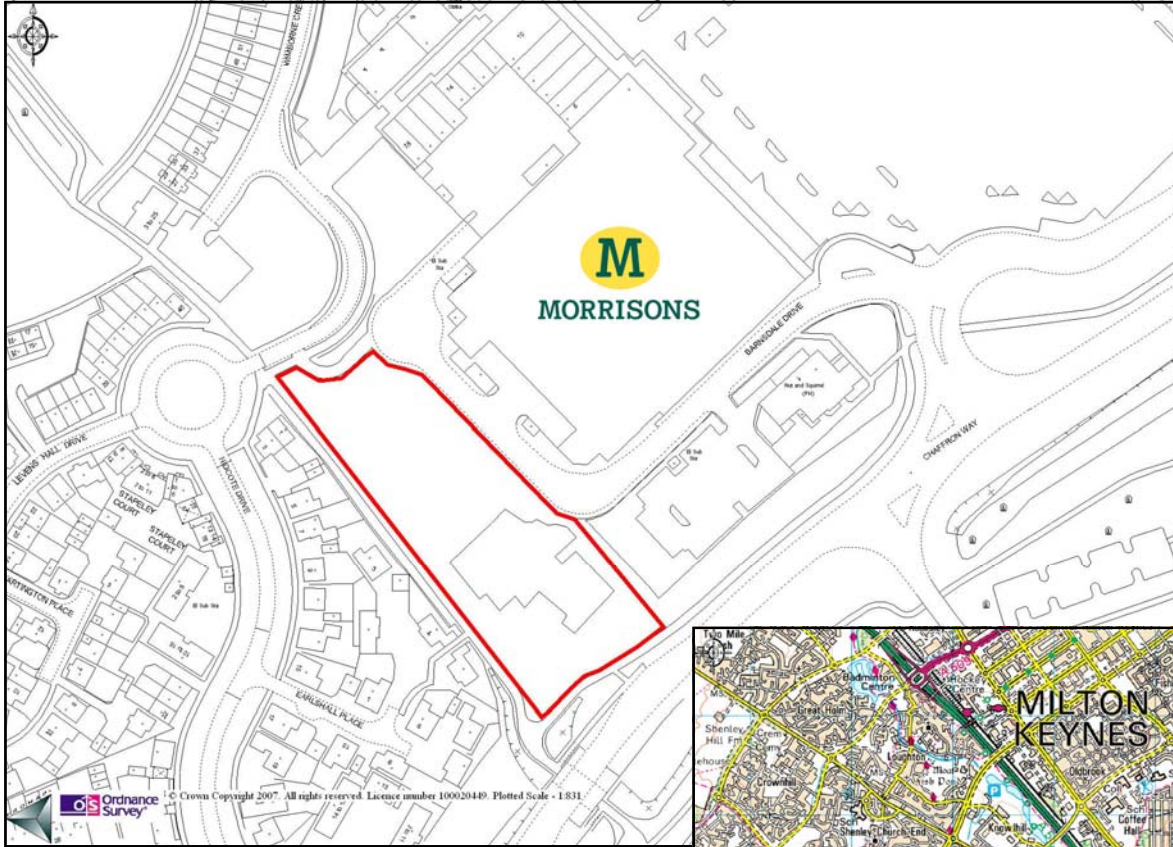
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