

LAND AT WOLVERTON HEALTH CENTRE

GLOUCESTER ROAD, MILTON KEYNES, MK12 5DF

— Red line is indicative of the Freehold site

On the instructions of
NHS
Property Services

Residential Development Opportunity

Suitable For Various Uses - Subject To Planning

**Lambert
Smith
Hampton**

Opportunity Summary

- + **Freehold disposal of land** at Wolverton Health Centre.
- + Development opportunity suitable for various uses subject to planning permission.
- + Site extends to **0.995 ha (2.458 acres)**.
- + **3 miles north-west of Milton Keynes Town Centre** and Milton Keynes Central train station. **7 miles from Junction 14, M1.**
- + The site is located in an established residential area.

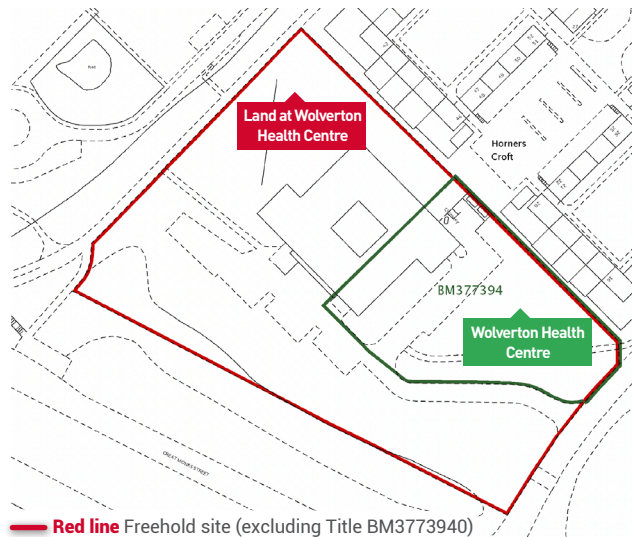
The Site

The site is owned by **NHS Property Services Ltd** and located adjacent to Wolverton Health Centre and comprises a mix of car parking and open space. The site was previously occupied by the Wolverton Health Centre and Day Hospital which was demolished and a new health centre built on the southern site boundary with associated car parking.

The open space primarily comprises of overgrown shrubland and unmanaged woodland areas. The parking spaces are currently utilised in relation to the Wolverton Health Centre.

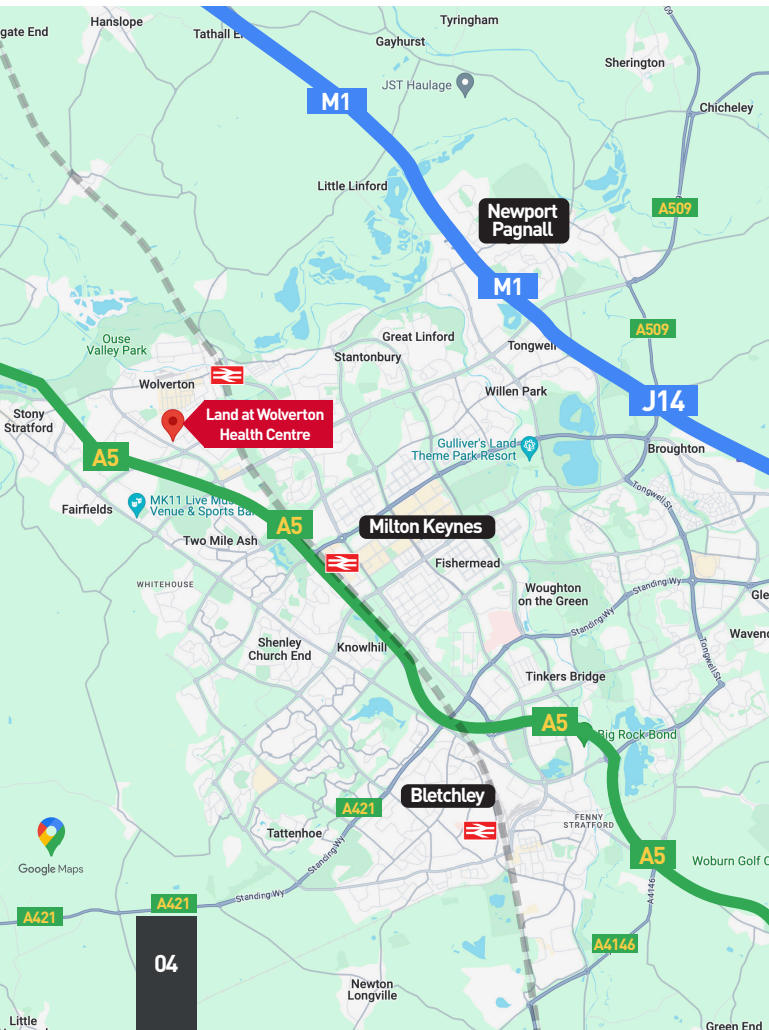
The hardstanding and main access road into the health centre extends up to the site with a public footpath link beyond the north-western boundary of the site, linking to Greenleys Junior School and residential development to the north and east. The southern part of the site, beyond the access road and parking comprises of a dense tree belt and amenity open space which will be retained as part of any proposals.

The site is located within the established residential area of Wolverton, Milton Keynes and housing is generally semi-detached and terraced in the immediate vicinity. There are a number of higher density blocks of flats and school to the rear of the site, close to the western boundary of the site. The adjoining health centre currently has permission to use car parking on the site.



Location

3 miles north-west of Milton Keynes Town Centre and Milton Keynes Central train station. 7 miles from Junction 14, M1.



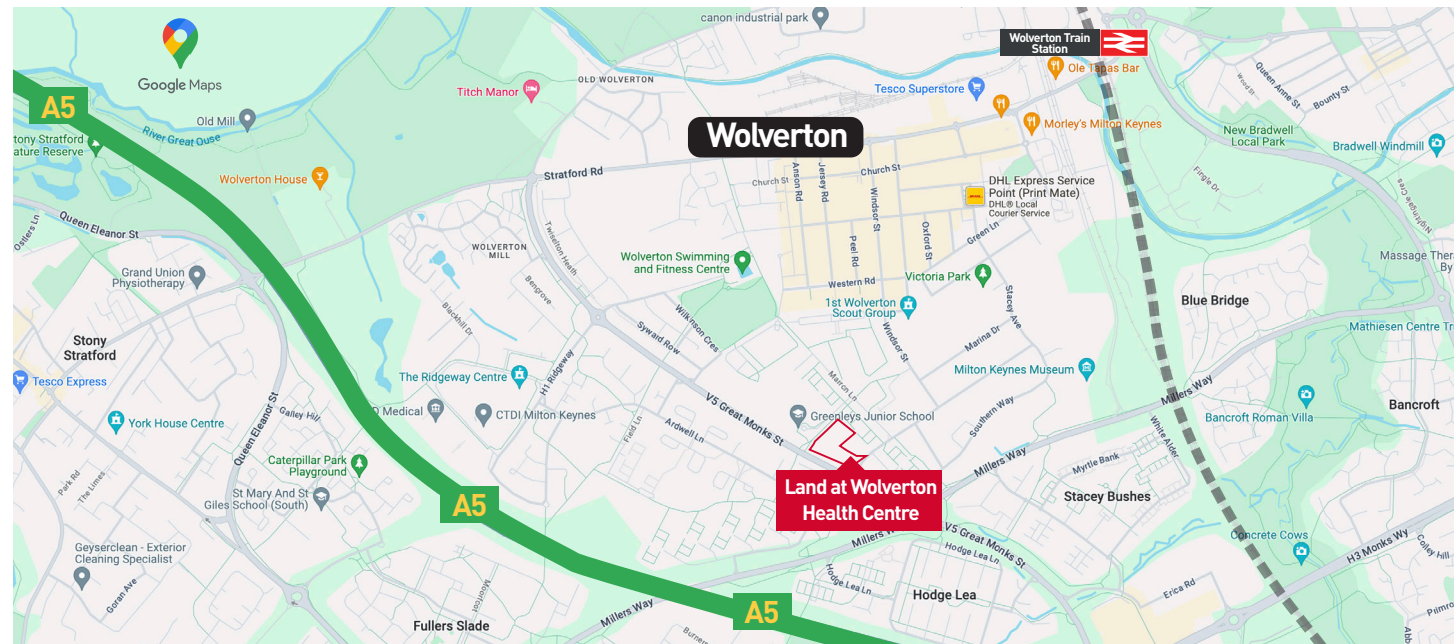
The site is located in Milton Keynes, within the defined settlement boundary of Wolverton and is located circa 3 miles north-west of Milton Keynes Town Centre. The site is situated on the north-western edge of the Milton Keynes and to the south of the popular Wolverton High Street including a variety of retail and leisure amenities.

The site is bounded to the north and eastern boundaries by residential housing and Greenleys Junior School to the north-western boundary, separated by a public footpath. The site is well connected to existing open spaces with public open space located immediately to the north and east of the site. The location of the site is such that there is a well-established network of "off-carriageway Redways" and footpaths as well as lit pedestrian footways along key highway links in the immediate vicinity providing good connectivity towards

Wolverton Town Centre and the Greenleys local Neighbourhood Centre. A range of local retail, employment, educational and recreational activities can all be easily reached by foot, cycle and public transport.

Wolverton Train Station is approximately 1 mile to the north-east of the site. The station is on the 'Northampton Loop' and includes a number of services which run to and from central Milton Keynes and Northampton. Milton Keynes Central train station is located 3 miles from the site. The site is served by regular local buses which provide services along Great Monk Street and Gloucester Road.

The site is situated 1 mile from the A5 and 6 miles from Junction 15 M1 motorway and therefore has excellent road connections.



Planning

A pre-application submission for the development of Nine residential units on surplus land at Wolverton Health Centre has been submitted by **NHS Property Services Ltd**, which received a supportive response. The pre-application put forward a proposal for **5x4-bed 2-storey houses and 4x3-bed 2-storey houses with associated parking**.

The Site is located within a defined settlement boundary and is partially formed of previously developed land. Accordingly, subject to compliance with other policies in Plan:MK local plan, the principle of development is considered acceptable.

Given the site has good connections by foot and cycle to local amenities, Wolverton Town Centre. Wolverton Railways Station and bus routes the site is considered to be located in a sustainable location.

There are no statutorily or locally listed buildings on the site or within the immediate context of the site and the site is not within a conservation area.

The Site is situated within flood zone 1 which indicates that there is a low-risk of flooding.

Furthermore, there are a number of major development proposals surrounding the site for which applications have been submitted and permissions granted in the last five years, which highlight the emerging local development context. These are summarised one to six below.



Number	Reference	Description of Development	Decision
1	24/00654/PRES	Pre-app on Land at Wolverton Health Centre, Wolverton for the development of 9no. dwellings with associated parking	14 May 2024
2	16/03116/MKCOD3	Development of the site at Franklins Croft, Wolverton for 4no 2 bedroom houses and 5no 3 bedroom houses, and associated works.	05 January 2017
3	18/01209/OUT	Outline planning permission for land to the East of High Park Drive, Wolverton with all matters reserved (except for means of access) for up to 74 residential dwellings (Use Class C3).	21 December 2018
4	20/03293/FUL	Redevelopment of the site of the Agora Centre, Wolverton and adjacent car park to provide 115 new homes (Use Class C3) and ancillary Cohousing Common House, nine ground floor commercial and community units comprising approximately 1,000 sqm (Use Classes E, F2(b) and Sui Generis)	22 December 2021
5	21/00898/EIASCR	EIA Screening opinion for a new playing pitch, clubhouse and parking and a new residential development comprising 110 new dwellings at Wolverton Town Sports and Social Club.	22 April 2021
6	11/00345/FUL	Demolition of existing health centre building at Wolverton Health Centre, Gloucester Road and the erection of a two-storey building and single storey building for use as Health Centre including the extension of car parking area and landscaping.	06 June 2011

Sale Process

Tenure

The Freehold interest is registered under title number **BM172045**.

Viewings

Viewings will be strictly by appointment with the agent.

On Behalf:



Property Services

Overage

Purchasers are encouraged to submit proposals for overage/ clawback when bidding on the site. Further information will be provided in the bid document.

Data Room

Interested parties requiring access to the data room should register their interest to view supporting documents. The data is for information only.

VAT

Not elected for VAT.

Sales Process and Basis of Offer

The site is for sale via informal tender. Offers are invited to acquire the freehold interest. Where a conditional bid is proposed, any conditions of offer must be clearly stated. All bidders are required to complete the Bid Submission Template which will be made available in the Data Room. Bidders should submit their bid by **email to Charles Mclean (ccmclean@lsh.co.uk) and Davinder Nagra (dnagra@lsh.co.uk) at Lambert Smith Hampton with subject reference: "Land at Wolverton Health Centre- Bid"**. All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

Contact

For more information please contact:

Charles McLean

E: ccmclean@lsh.co.uk

M: 07795 297902

Davinder Nagra

E: dnagra@lsh.co.uk

M: 07517 575720

Oliver Williams

E: owilliams@lsh.co.uk

M: 07858 366423

**Lambert
Smith
Hampton**

DISCLAIMER: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. **June 2024.**