



Stoke Road | Bletchley | Milton Keynes | MK2 3JZ

Offers In The Region Of
£1,200,000

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An investment opportunity to acquire a development site of approximately 1 acre with planning permission. Situated on the edge of Bedfordshire and Buckinghamshire with excellent transport links with road links/motorways and mainline train stations in close proximity. Planning permission has been granted for the construction of 8 warehouse/industrial units.

- Established commercial yard fronting Stoke Road, positioned on the edge of Stoke Hammond.
- Suitable for B2 (General Industrial) and B8 (Storage & Distribution) use (subject to consent).
- Within easy reach of the A5 and A4146, providing onward access to Milton Keynes, Leighton Buzzard and the wider road network.
- Full planning permission granted for 8 warehouse / industrial units circa 1500 square feet each.
- Direct road access with strong frontage and visibility.
- Approximately 10–15 minutes' drive to Leighton Buzzard railway station (London Euston approx. 30 minutes).

Willowbridge Yard

Willowbridge Yard is a consented commercial development positioned fronting Stoke Road on the edge of Stoke Hammond. Planning permission has been granted for the construction of 8 warehouse / industrial units, each extending to approximately 1,500 sq ft.

The scheme has been designed as a self-contained commercial yard with central circulation and dedicated servicing.

Planning & Accommodation

Full planning permission has been granted for 8 units suitable for industrial / warehouse use (B2 / B8, subject to consent).

8 units

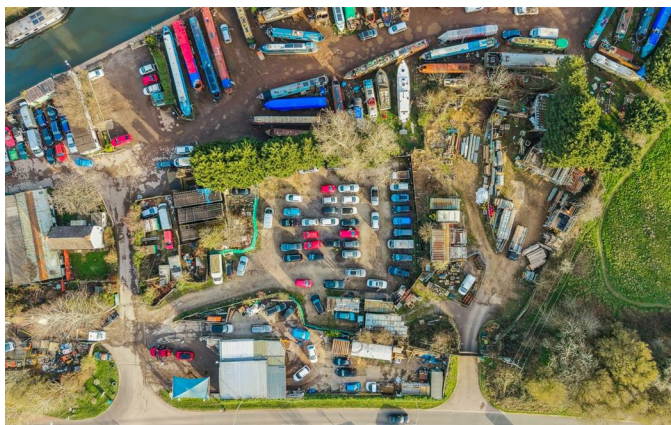
Approx. 1,500 sq ft per unit

Total scheme GIA circa 12,000 sq ft

Modern layout suitable for trade, light industrial, storage or distribution occupiers

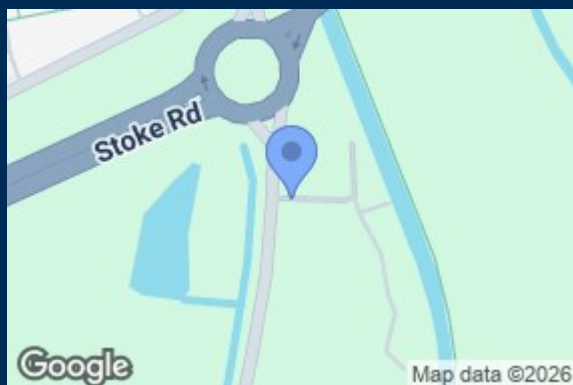
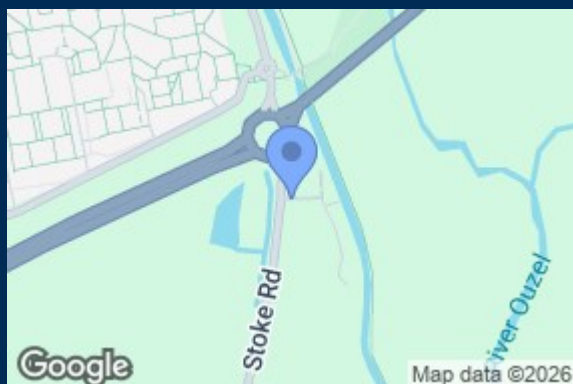
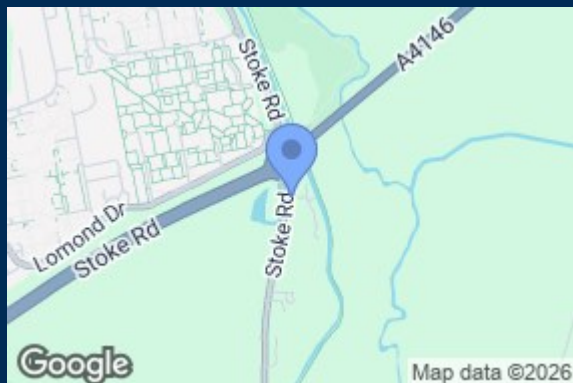
Opportunity for individual unit sales or multi-unit acquisition

Planning documentation available upon request.





Further information, planning pack and technical drawings available on request.



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