

FOR SALE

0.37 Hectares

(0.91 Acres)

- Prominent brownfield development site for sale (with planning consent), extending to approximately 0.37 hectares (0.91 acres)
- Planning granted for a 6 unit trade/industrial scheme (PLN/2025/1733)
- Services to site boundary
- Self-contained site within gated and fenced boundary



Development Opportunity

First Avenue, Bletchley, Milton Keynes, MK1 1EA

Contact: Diccon Brearley or Paul Quay

Tel: 01234 905128

eddisons.com





Location

- Situated within a well-established industrial area of Bletchley, Milton Keynes.
- Excellent connectivity to the A5 and A421, providing direct access to the wider Milton Keynes and regional road network.
- Nearby occupiers include a mix of trade, warehouse, and industrial businesses, supporting strong occupational demand.
- Strong logistics position within the South East/Midlands growth corridor.
- In close proximity to Arena MK and IKEA.

/// what3words

///chefs.modern.vibes

 Google Maps

[Click here](#)



Description

- Prominent brownfield development site extending to approximately 0.37 hectares (0.91 acres).
- Planning application approved under reference PLN/2025/1733 for commercial redevelopment.
- Proposed accommodation provides a total floorspace of approximately 1,579.4 sq m (17,000 sq ft), with individual unit sizes ranging from circa 203.2 sq m to 427.5 sq m, suitable for a variety of trade, warehouse and light industrial uses.
- The scheme benefits from an efficient and well-considered layout, incorporating dedicated parking bays, loading areas, service yards, cycle storage and refuse facilities, alongside electric vehicle charging points.

Terms

The freehold interest is available at a quoting price of £1,000,000 exclusive. VAT is payable on the purchase price.

Accommodation (Gross External Area*)

Total **0.91 ACRES 0.37 HECTARES**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Contact:

DICCON BREARLEY

[07896 086 291 diccon.brearley@eddisons.com](mailto:07896086291@diccon.brearley@eddisons.com)

PAUL QUY

[07917 268653 paul.quy@eddisons.com](mailto:07917268653@paul.quy@eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.