

FRMR ASTON MARTIN LAGONDA SITE • TICKFORD STREET • NEWPORT PAGNELL • BUCKINGHAMSHIRE • MK16 9AW



**COMMERCIAL DEVELOPMENT & CONVERSION OPPORTUNITY - 0.23HA (0.56 ACRE)**

PLANNING CONSENT FOR B1 COMMERCIAL SPACE, OR D1 NON-RESIDENTIAL USES

**FOR SALE**



**SOUTH WIGSTON STATION**



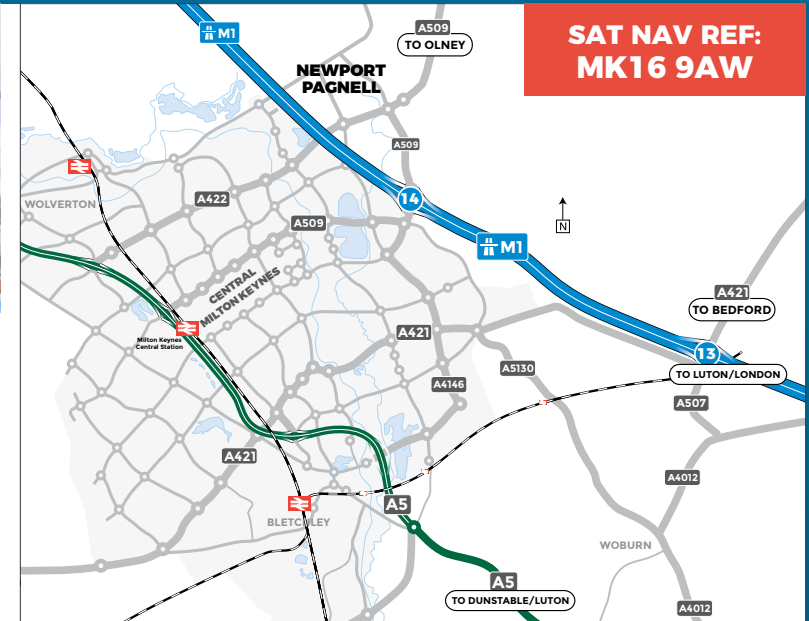
**BLABY ROAD PARK**



**NEARBY TESCO SUPERSTORE**



**FOSSE SHOPPING PARK**



**SAT NAV REF:  
MK16 9AW**

## LOCATION

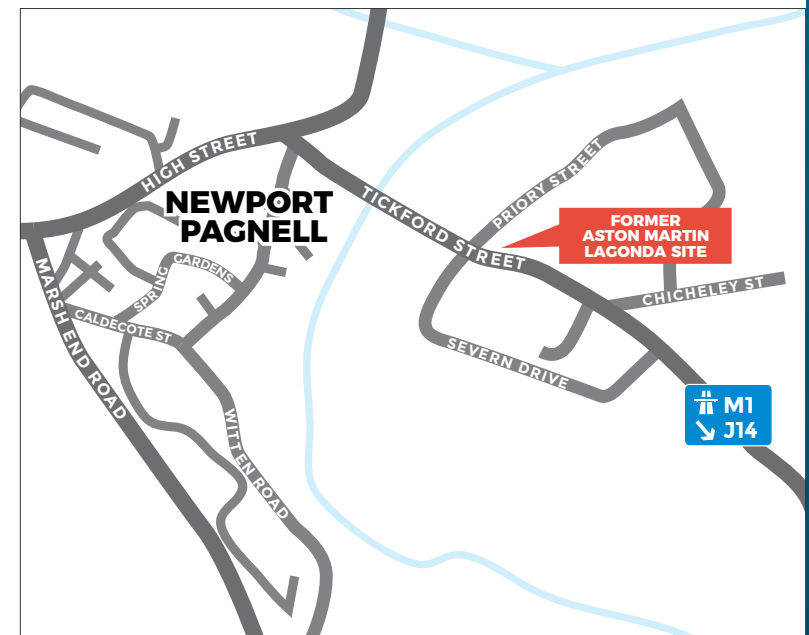
Newport Pagnell is one of the largest towns in Buckinghamshire and is located on the Eastern side of the M1 from Milton Keynes and is part of the wider Milton Keynes urban area.

The town is accessed from Junction 14 of the M1 which is located circa 2.5 miles south west from the centre of Newport Pagnell and means the town is well located and benefits from excellent links to the regional road network.

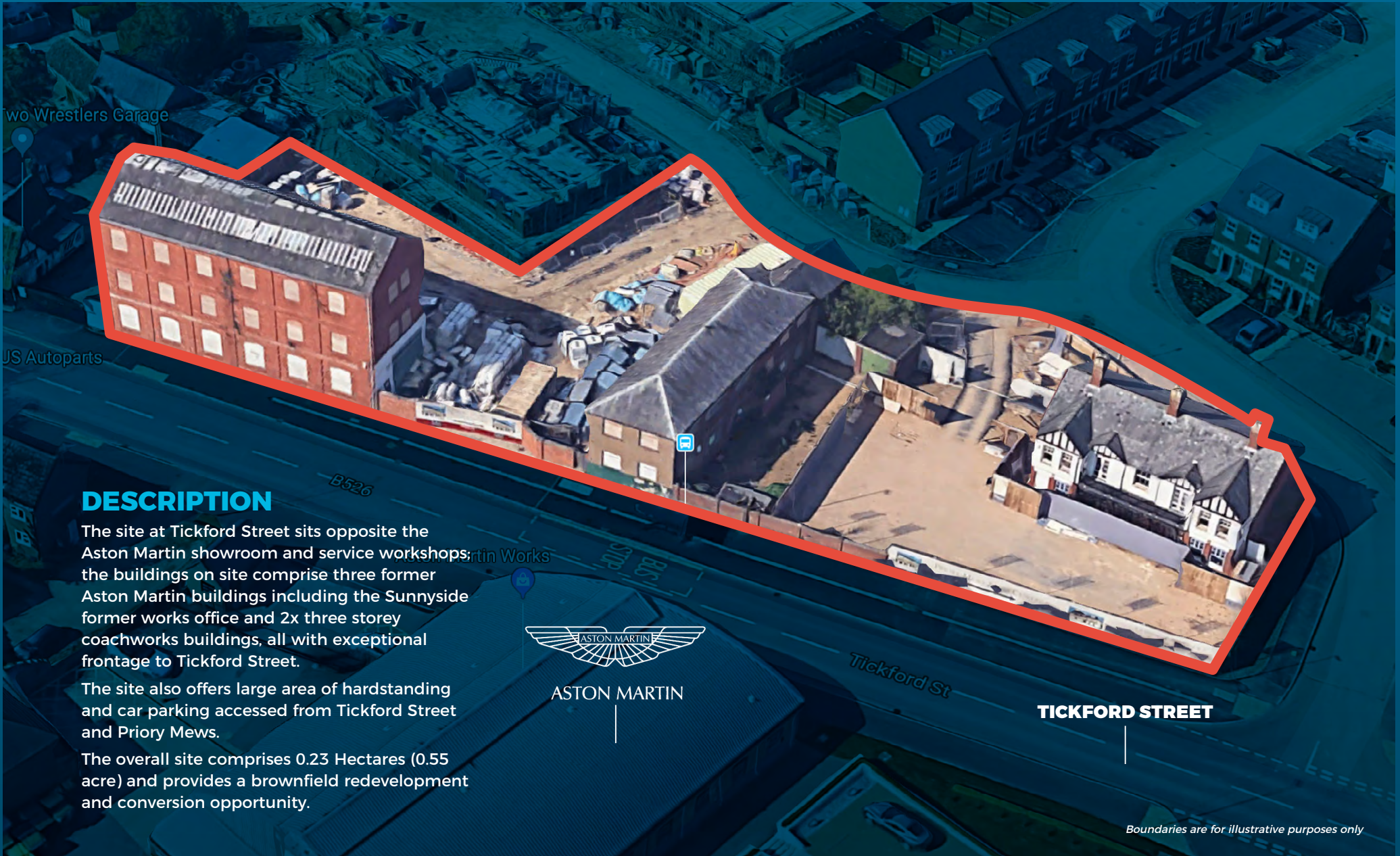
Newport Pagnell is famed for being the home of Aston Martin who retain a showroom and service centre in the town, as well as their historical collection of early generation DB cars.

The town is a thriving small town offering a range of shops, including convenience stores, Tesco Express, Co-op to support the local residents - all less than a five-minute drive away.

Newport Pagnell and the wider rural area offers a great choice of places to eat including restaurants, takeaways, pubs and cafés, all of which would support the redevelopment and conversion of this site/buildings.







## DESCRIPTION

The site at Tickford Street sits opposite the Aston Martin showroom and service workshops; the buildings on site comprise three former Aston Martin buildings including the Sunnyside former works office and 2x three storey coachworks buildings, all with exceptional frontage to Tickford Street.

The site also offers large area of hardstanding and car parking accessed from Tickford Street and Priory Mews.

The overall site comprises 0.23 Hectares (0.55 acre) and provides a brownfield redevelopment and conversion opportunity.



ASTON MARTIN

TICKFORD STREET

Boundaries are for illustrative purposes only



## OPPORTUNITY

A great opportunity to secure a high-profile commercial development and conversion opportunity in this thriving town.

The existing buildings comprise;

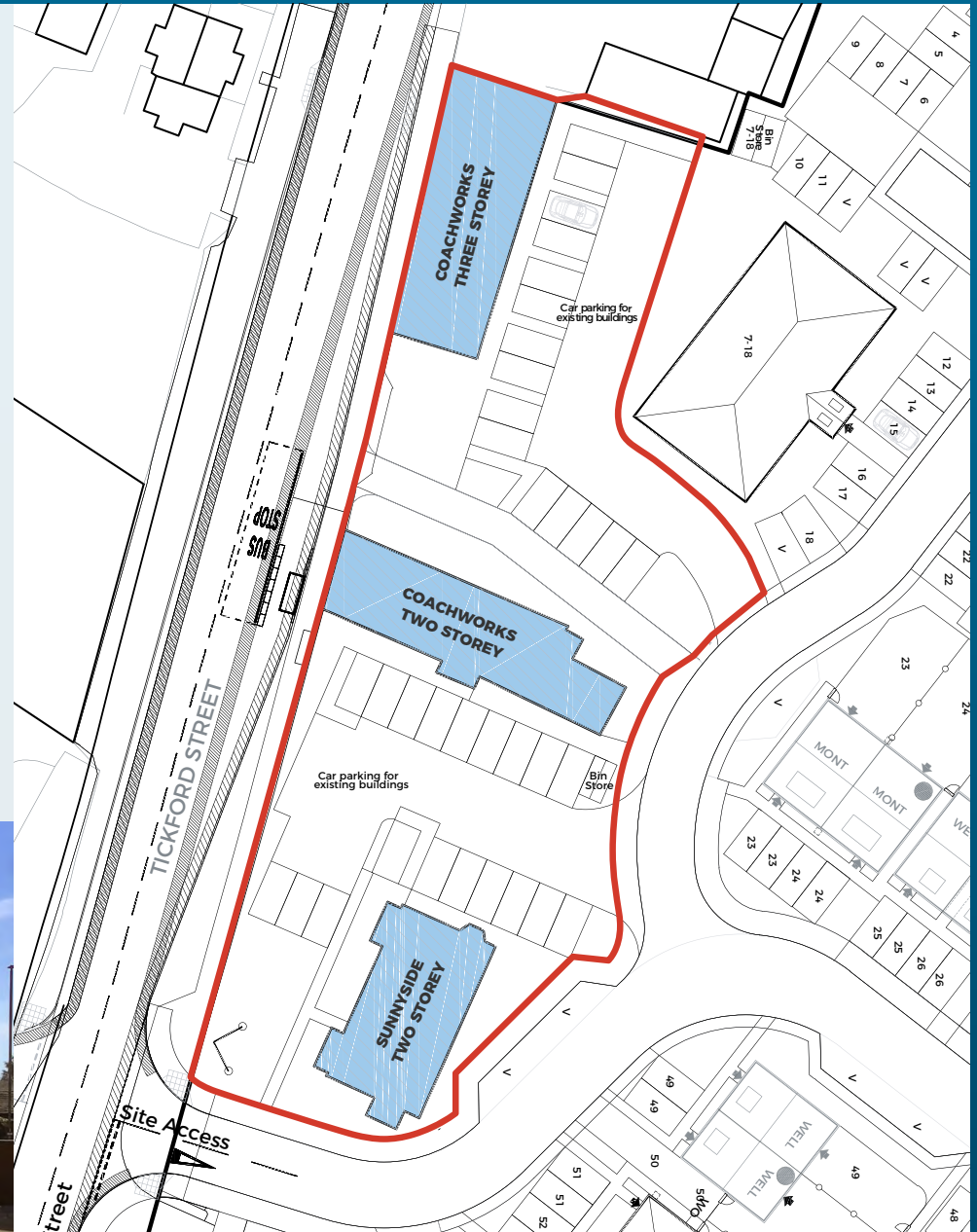
|                              |                    |                           |
|------------------------------|--------------------|---------------------------|
| <b>Sunnyside</b>             | <b>2,808 sq ft</b> | <b>(260m<sup>2</sup>)</b> |
| <b>Coachworks (2 storey)</b> | <b>3,176 sq ft</b> | <b>(295m<sup>2</sup>)</b> |
| <b>Coachworks (3 storey)</b> | <b>5,430 sq ft</b> | <b>(504m<sup>2</sup>)</b> |

All floor areas are approximate and have been measured electronically on a gross internal basis.

The Sunnyside and the Coachworks buildings are identified as landmark buildings in the local authorities Newport Pagnell Conservation Area Review.

We believe that the buildings could be refurbished and renovated to deliver a range of B1 commercial space, or alternatively a mixed-use scheme which would also include D1 (non-residential uses) such as creche/nursery and/or medical uses, or day centres.

Purchasers wishing to consider alternative planning uses outside the consented B1 and D1 planning classification will need to make enquiries through Milton Keynes Council planning team.



## PLANNING

Planning permission was secured for the erection of 86 residential units with associated access, parking and landscaping, plus a change of use for the three existing frontage buildings from Sui Generis to use class B1 and/or D1 use and all other ancillary and enabling works.

Application No: 16/00349/FUL

Decision Date: 26th April 2017

The signed S106 agreement can be made available on request.

Redrow Homes have delivered the new residential development and the 72-space car park to serve the Aston Martin retained facilities.



## TENURE

The site is available on a freehold basis, based on the existing planning consent.

## TERMS

Offers are invited for the site on a private treaty basis.

## DOWNLOADS

Click on the thumbnails below to download.

**COACHWORKS (3 STOREY)  
ELEVATION DRAWINGS**

## VIEWING

Strictly by appointment via the sole agents:



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