


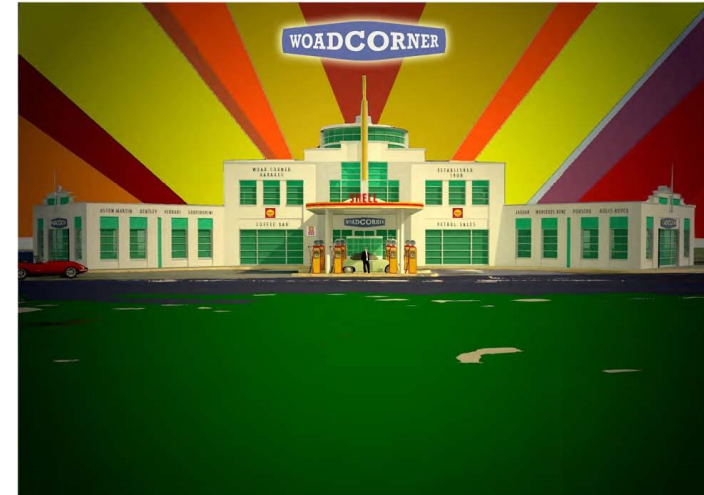


## Leasehold

# The Woad Corner Local Centre, Northampton Road, Newport Pagnell, Bucks, MK16 8JU

-  Retail Opportunity (Class E)
-  4 x retail units up to 204 Sq m (2,195 Sq Ft) available in a new scheme to be built with Class E Consent.
-  A mixed use 1930's retro development scheme consisting of 4 retail units with onsite parking.



## The Woad Corner Local Centre, Northampton Road, Newport Pagnell MK16 8JU

### Location

Newport Pagnell is a historic thriving market town in the north east of Buckinghamshire situated approximately 6 miles to the north of Milton Keynes. Easy access to Junction 14 of the M1 motorway 20 minutes drive from both Bedford and Northampton and within a 10 minute drive from the main railway station in Milton Keynes.

Newport Pagnell attracts a great deal of passing trade and the High Street offers a wide selection of shops, pubs, restaurants and ample free parking.

### Terms & Tenure

The units are available by way of a new Lease on flexible terms to be agreed.

### Accommodation

Unit 1	204 Sq m	(2,195 Sq Ft)	£35,000 per annum
Unit 2	116 Sq m	(1,250 Sq Ft)	£25,000 per annum
Unit 3	121 Sq m	(1,302 Sq Ft)	£26,000 per annum
Unit 4	204 Sq m	(2,195 Sq Ft)	£35,000 per annum

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Rates

Rateable Value TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### EPC

TBC

### Costs

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

### Viewing

Strictly by appointment only, please contact:

Jo Ferris [jo.ferris@stimpsonseves.co.uk](mailto:jo.ferris@stimpsonseves.co.uk)

Giles Ferris [giles.ferris@stimpsonseves.co.uk](mailto:giles.ferris@stimpsonseves.co.uk)

Use figured dimensions only. All errors and omissions are to be reported to the Technical Department.

Consultant:

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 Architecture & Construction Management  
 2nd Floor, 181 Queensway, Bletchley, Milton Keynes  
 Buckinghamshire, MK2 2DZ  
 T: 01908 771285  
 E: info@vjs-mk.co.uk

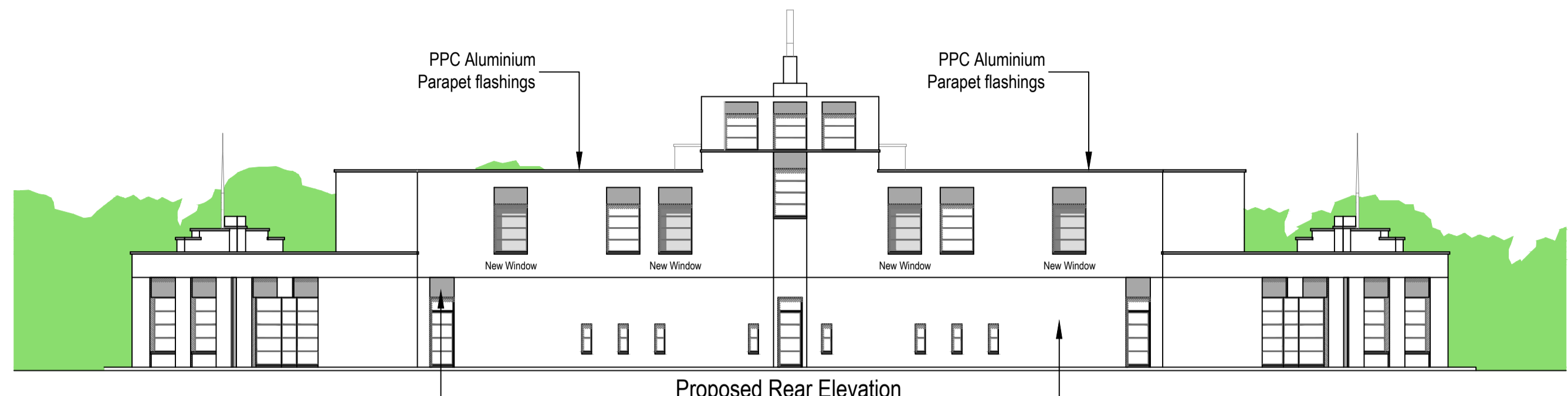
VJS Job Reference Number: 2028

**Notes**



Proposed Side Elevation

'Alucobond' solid black cladding over panels to head of doors/windows  
 Sto Render white acrylic breathable insulated render



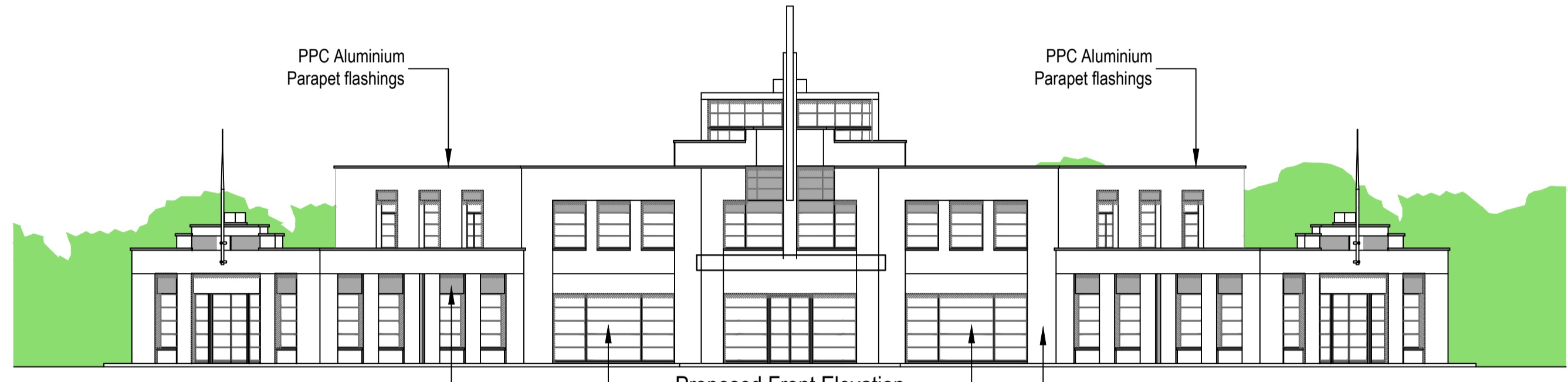
Proposed Rear Elevation

'Alucobond' solid black cladding over panels to head of doors/windows  
 Sto Render white acrylic breathable insulated render



Proposed Side Elevation

Sto Render white acrylic breathable insulated render  
 'Alucobond' solid black cladding over panels to head of doors/windows



Proposed Front Elevation

'Alucobond' solid black cladding over panels to head of doors/windows  
 Black anodised access doors with clear glazed units  
 Sto Render white acrylic breathable insulated render

**Commercial & Residential Development at 'Woad Corner' Northampton Road, Newport Pagnell**

Schedule of Accommodation  
 2028 - 001 Rev. A - Planning Layout

Open Market Housing						
Plot	Description	No.	Storey	Size(sq.ft)	Size (sq.m)	Total (sq.ft)
A	1 Bedroom Apartment	2	1	430	40.0	860
B	1 Bedroom Apartment	1	1	540	50.0	540
C	2 Bedroom Apartment	2	1	656	61.0	1,312
D	1 Bedroom Apartment	1	1	400	37.0	400
E	2 Bedroom Apartment	1	1	667	62.0	667
F	2 Bedroom Apartment	1	1	742	69.0	742
<b>Open Market Total</b>				<b>8</b>		<b>4,521</b>

**Parking - Zone 3**

1 bed apartments = 1 spaces + 0.33 VP across the development  
 2 bed apartments = 1 spaces + 0.75 VP across the development

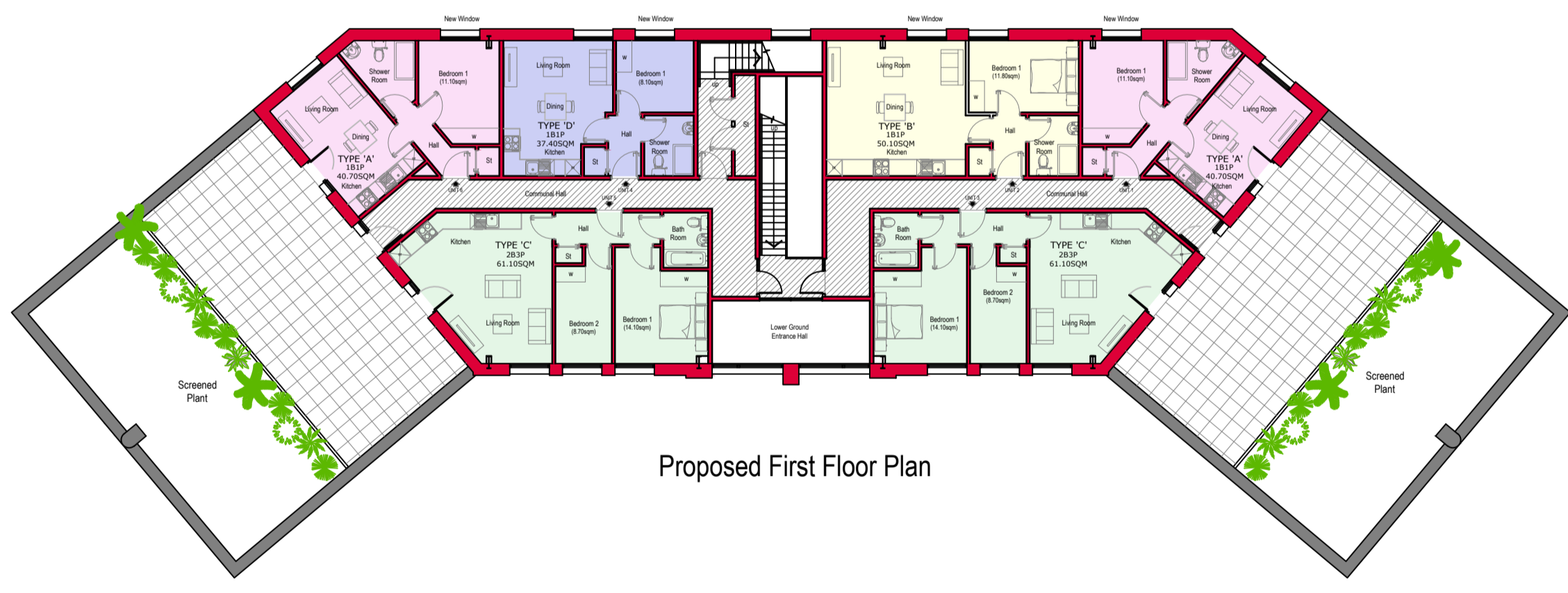
**TOTAL PARKING = 8 Allocated spaces + 8 Unallocated spaces**

Retail						
Class Use	Description	No.	Storey	Size(sq.ft)	Size (sq.m)	Total (sq.ft)
E	Retail 1	1	Ground	2,195	204.0	2,195
E	Retail 2	1	Ground	1,250	116.0	1,250
E	Retail 3	1	Ground	1,302	121.0	1,302
E	Retail 3	1	Ground	2,195	204.0	2,195
<b>Retail Market Total</b>				<b>4</b>		<b>6,942</b>

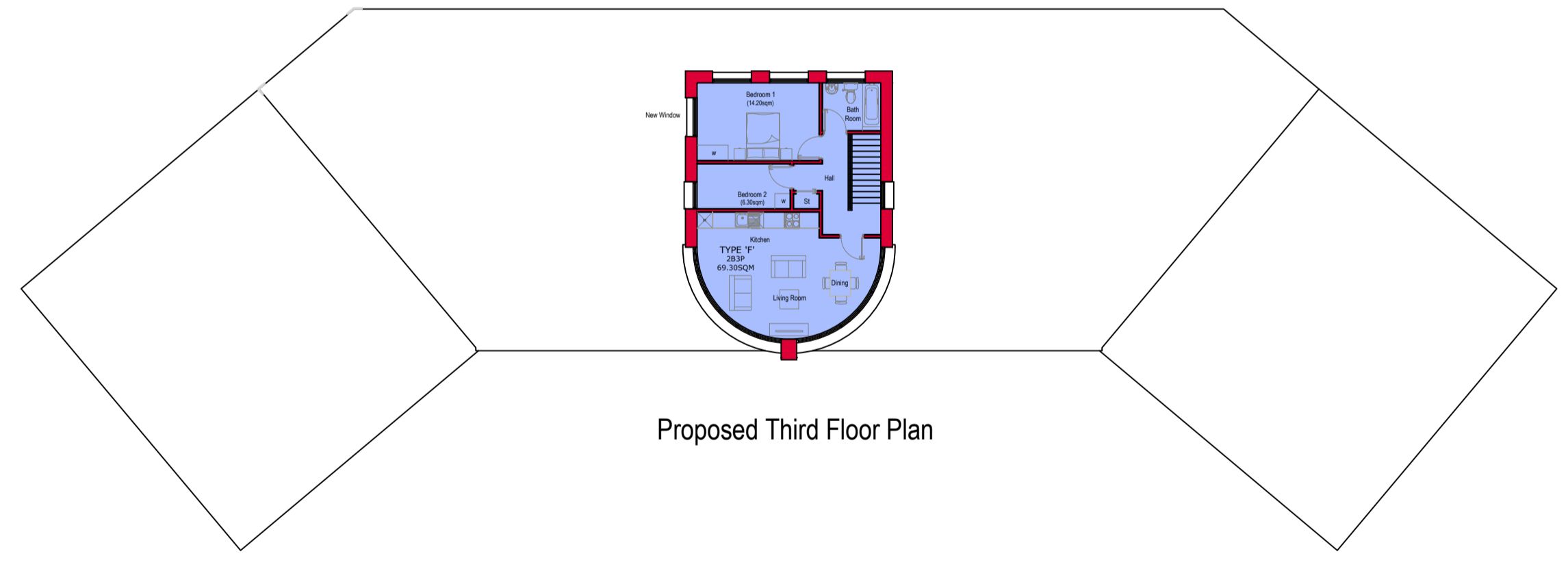
**Parking - Zone 3**

Retail 1 & 2: Food = 1 space per 14sqm across the development = 320sqm/14sqm = 23 spaces  
 Retail 3 & 4: Non-Food = 1 space per 20sqm across the development = 320sqm/20sqm = 16 spaces

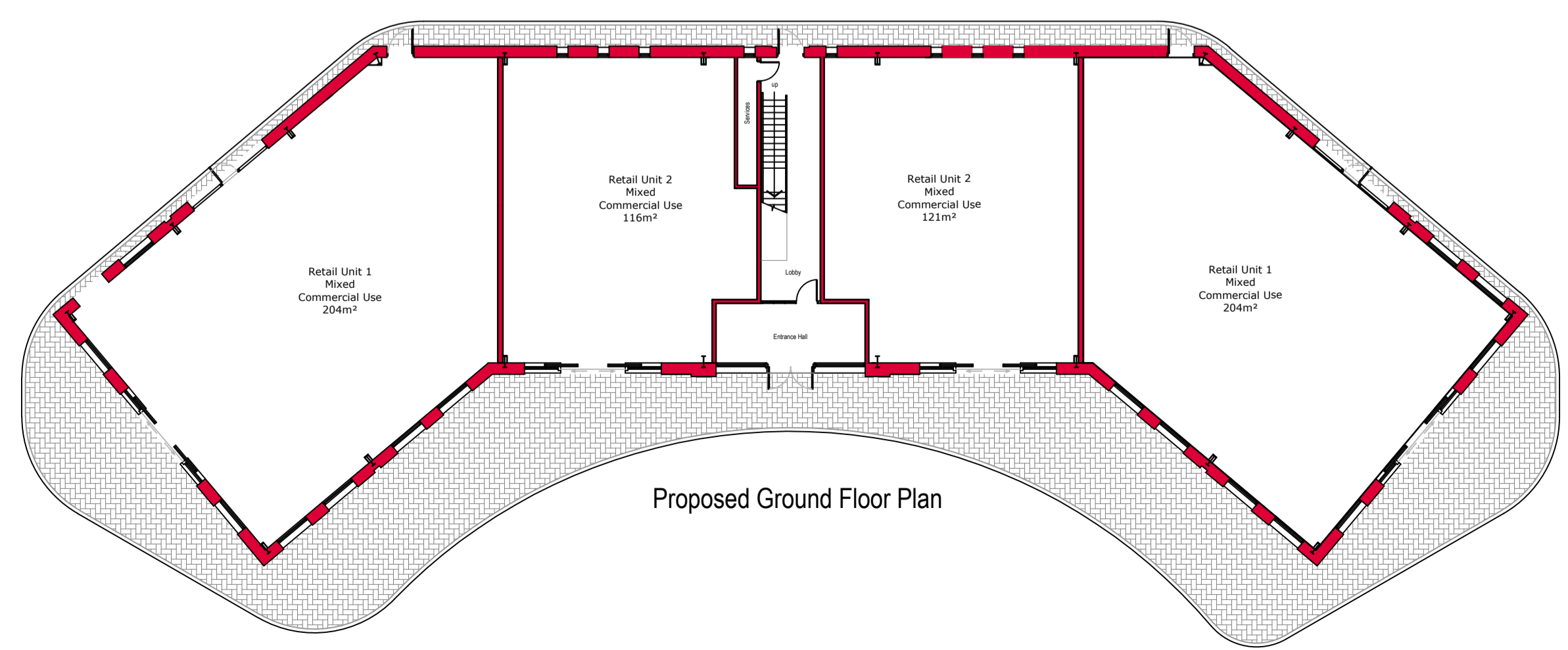
**TOTAL PARKING = 39 Allocated spaces**



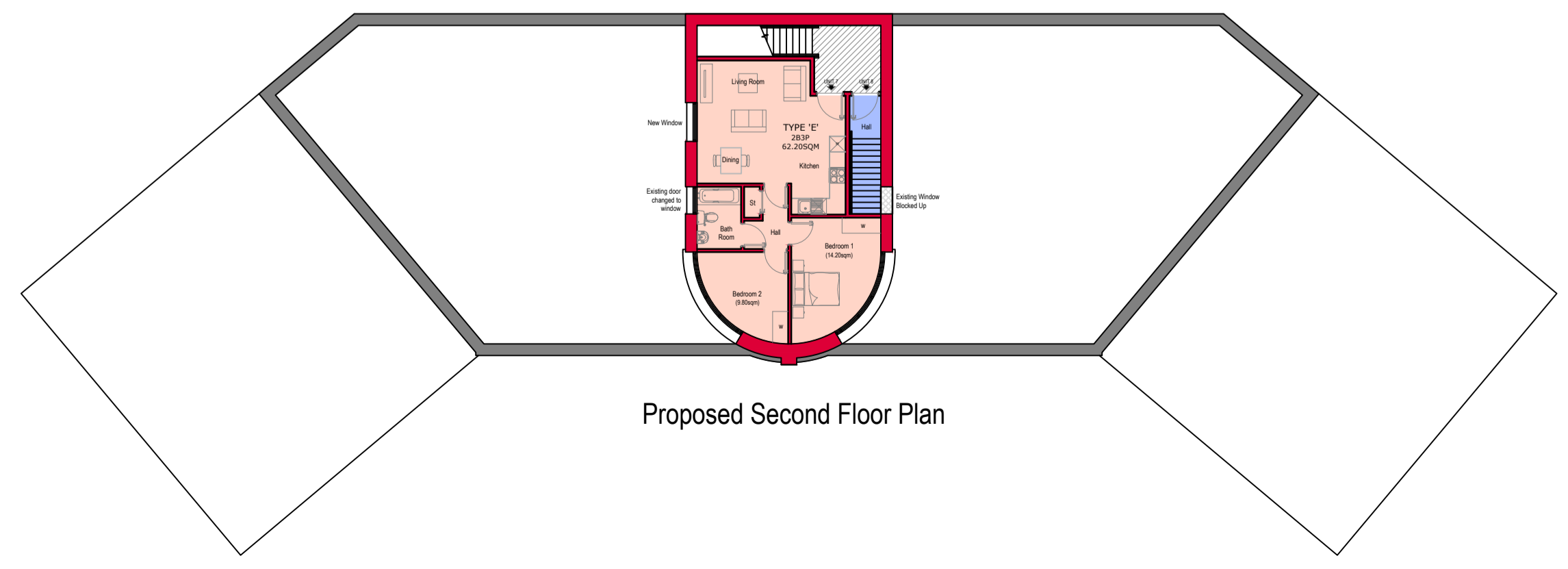
Proposed First Floor Plan



Proposed Third Floor Plan



Proposed Ground Floor Plan



Proposed Second Floor Plan

0 5m 10m SCALE 1:200

Rev	Date	Description
A	12.01.23	Issue for planning

Project:

**PROPOSED RESIDENTIAL DEVELOPMENT**

**WOAD CORNER**  
**NORTHAMPTON ROAD**  
**NEWPORT PAGNELL**

Drawing Title:

**S73 AMENDMENT**  
**Proposed Floor Plans & Elevations**

Drawn:	Date:	Scale:
SB	JAN 2023	1:200 @ A1

Drawing No:	Revision:
2028 - 002	A

Drawing Status:

**PLANNING ISSUE**