



EXCEPTIONAL DEVELOPMENT OPPORTUNITY
IN THE HEART OF MILTON KEYNES

THE B PHASE II



PREVIOUS PLANNING CONSENT FOR A
44 ROOM APARTHOTEL WITH THE OPPORTUNITY
TO REDESIGN THE SCHEME FOR UP TO 96 BEDS.



MILTON KEYNES' 2050 VISION FOCUSES ON
CREATING A THRIVING, SUSTAINABLE,
AND INCLUSIVE CITY.



THE B PHASE II



EXECUTIVE SUMMARY

BRAY FOX SMITH LIVING ARE DELIGHTED TO SEEK UNCONDITIONAL AND SUBJECT TO PLANNING OFFERS FOR “THE HUB PHASE II”, AN EXCEPTIONAL DEVELOPMENT OPPORTUNITY WITH THE POTENTIAL TO REPURPOSE INTO A COMPREHENSIVE 96 BED STUDENT SCHEME.

The site extends to approximately **0.09 acres (0.036 hectares)** and has been cleared by the vendors.

Positioned in the heart of Milton Keynes fronting the main pedestrian access to the Hub development in Milton Keynes, offering a wide array of well known bars, restaurants and lifestyle venues.

The previous outline planning approval established the density and residential led approach

Award-winning architects Sursham Tomkins have designed an indicative **residential scheme comprising 39 apartments, a mix of one and two-bedroom units, to demonstrate the site’s undoubted potential.**

Unconditional and Subject to Planning offers are invited for the freehold interest.

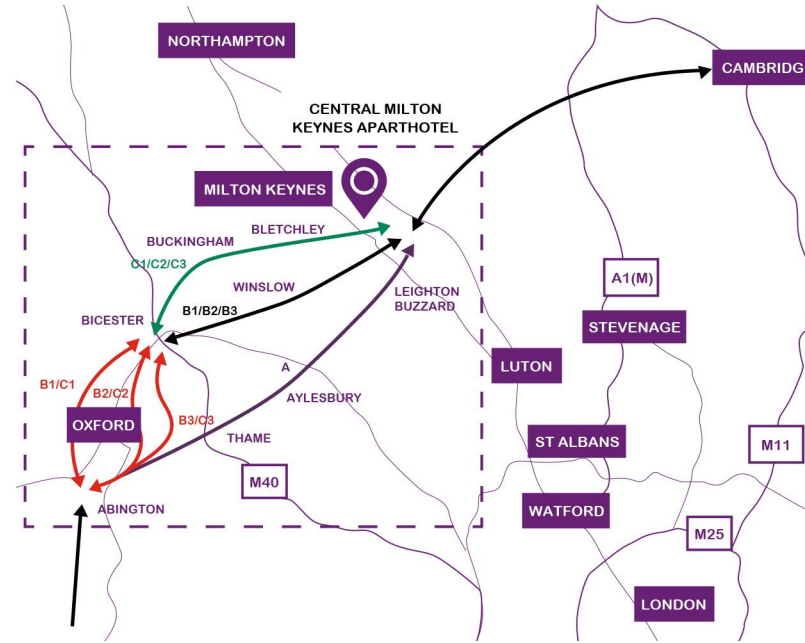
The site presents an excellent opportunity to develop a comprehensive residential scheme in an increasingly popular location with end sales values at an attractive price point for owner occupiers and investors.



LOCATION



OXFORD TO CAMBRIDGE EXPRESSWAY



MILTON KEYNES IS LOCATED AT THE HEART OF THE UK. THE CENTRE POINT BETWEEN LONDON, BIRMINGHAM, OXFORD AND CAMBRIDGE, THIS EXTRAORDINARY CONNECTIVITY AFFORDS DIRECT ACCESS TO A POPULATION OF APPROXIMATELY 18 MILLION WITHIN A 1 HOUR DRIVE TIME.



The site is located on South Fifth Street which lies adjacent to Avebury Boulevard, one of the key routes that forms the main grid road system in the town centre. Avebury Boulevard runs south-west to north east and connects the central railway station to Campbell Park.

The site occupies a central position in the town centre, immediately

adjacent to The Hub which provides a wide array of shops, cafes and department stores, making it a perfect place to live, work and play.

Milton Keynes has emerged as a growth hotspots in the South East due to its improved connectivity to wider regions. House prices across the town have grown by 39% over the past ten years (land registry).



CONNECTIVITY



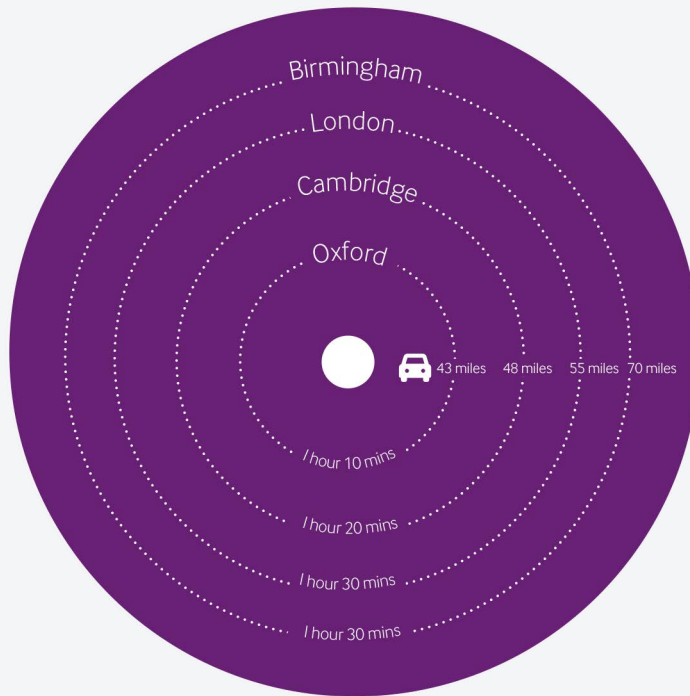
RAIL

Milton Keynes Central railway station serves as a central hub for a number of routes with regular services to London Euston, Birmingham New Street and Manchester Piccadilly. On an average weekday there are 216 trains travelling to London Euston through Milton Keynes Central with a fastest journey time of 34 minutes.

London Euston	34mins
Birmingham New Street	51mins
Manchester Piccadilly	1hr 38mins

AIR

Milton Keynes is within easy reach of the UK's international airports and is in close proximity to Heathrow, Luton, Stansted and Birmingham.



ROAD

The town benefits from excellent road connections being adjacent to the M1 (Junction 14) which links to the M25 (Junction 21/21A) to the south and in turn the national motorway network. The A5 dual carriageway runs north-west to south-east through Milton Keynes enabling direct access to key towns in the surrounding area.

M1 (J4) 4 MILES





- 1. Aubrey Place - 294 BTR/PRS units
- 2. Saxon Court - 285 units
- 3. New City Place - 265 units
- 4. Santander Place - 267 BTR units

- 5. Bank House - PDR conversion
- 6. 249 Midsummer Bld - 150 units
- 7. 152 Silbury Bld - PRD Conversion 39 units
- 8. 202 Silbury Bld - PRD Conversion 50 units

- 9. 199 Silbury Bld - Part PDR Conversion 61 units
- 10. The Arbour
- 11. Medina House - Part PDR Conversion 62 units
- 12. YMCA hostel and 196 units

- 13. Old Jaipur site- 302 unit resi scheme over 33 storeys

BANNATYNE
HEALTH CLUB & SPA

BUILD TO RENT DEVELOPMENT
INVESCO/PACKAGED LIVING

MOXY HOTEL

SITE

CENTRE: MK



THE SITE EXTENDS TO 0.09 ACRES (0.036 HECTARES).

The site has been cleared by the previous owners. It is positioned adjacent to The Hub in central Milton Keynes and is within a wider mixed-use development that was funded by Invesco which includes 294 Build-to-Rent units, retail and commercial uses. A new 210-bedroom Moxy Hotel (Marriott

International's millennial-focused brand) has been developed by Vastint in close proximity to the site which will further enhance the immediate surroundings. **The site is not in a Conservation Area and is not in proximity to any listed buildings.**



PLANNING



Proposed sketch of resident amenity space on the eleventh floor

PLANNING

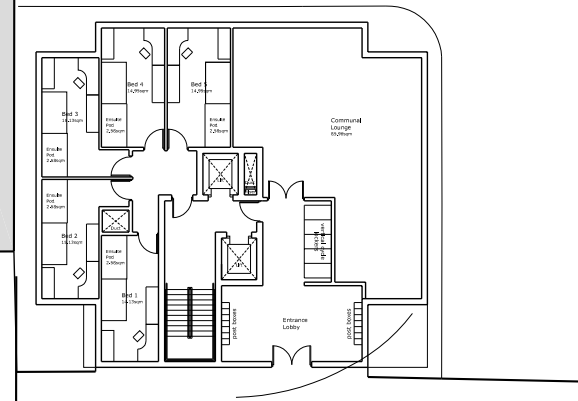
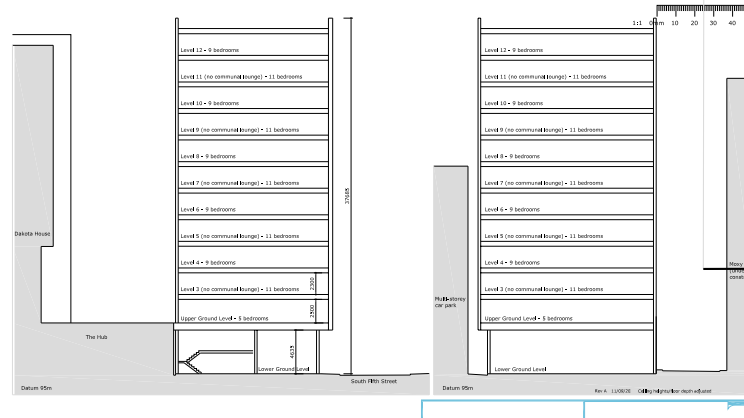
THE PREVIOUSLY CONSENTED SCHEME

Proposed

Upper ground floor - 5 beds 268.82 sqm/2894 sqft

The site falls within the jurisdiction of Milton Keynes Council. Outline planning consent had been granted but has now lapsed for a 44-unit Aparthotel (C3) over ground and nine upper floors as part of the wider planning consent. The consented GIA is 2,811 sq m although the size of apartments which range from 36 sq m to 44.5 sq m are considered large in comparison with many other UK provincial city Aparthotel developments.

(Application reference: 18/02822/OUT).



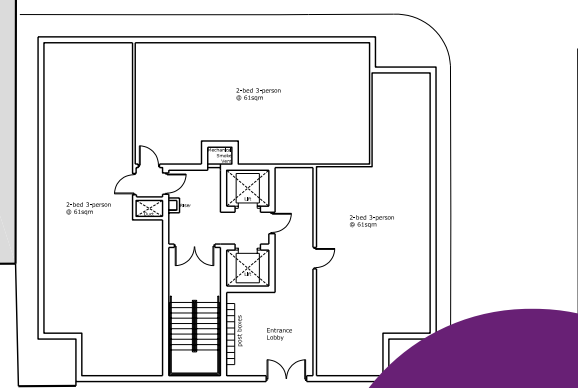
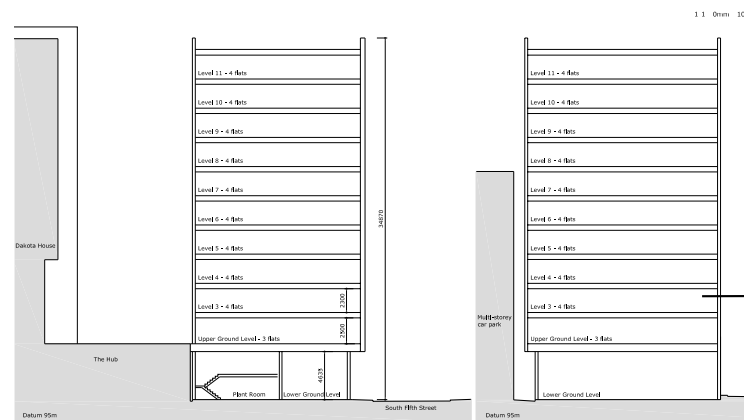
ALTERNATIVE RESIDENTIAL SCHEME

Proposed residential development

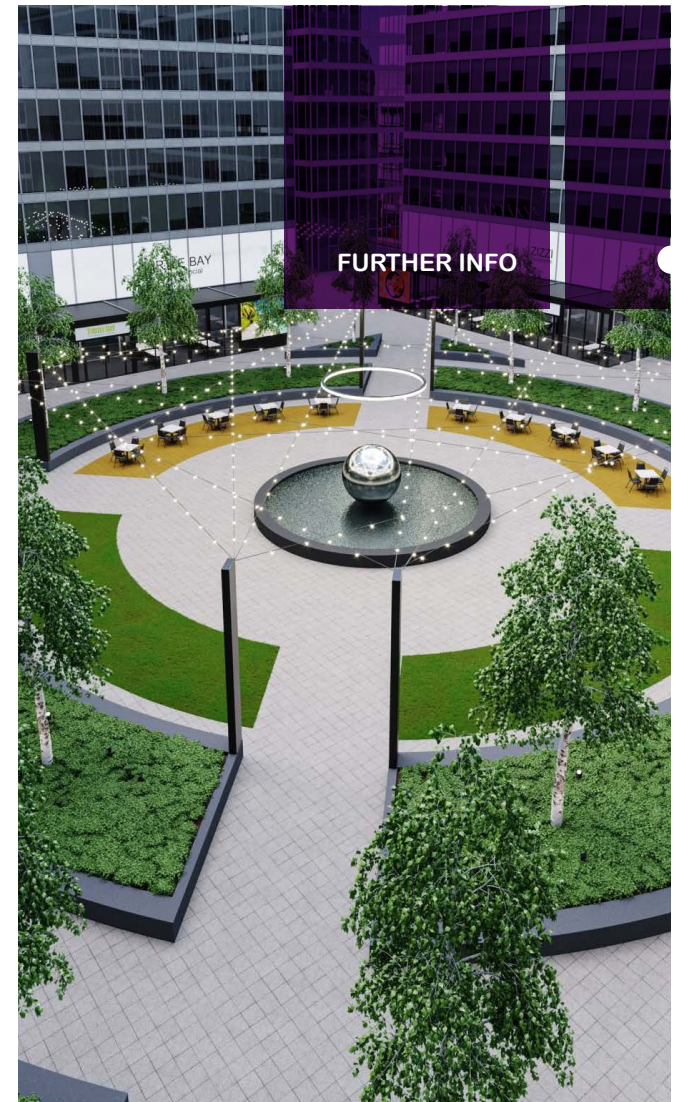
Upper ground floor - 3 no. 2 bed flats

Award winning architects Sursham Tomkins have designed an alternative residential scheme comprising **39 one and two bedroom apartments**. The scheme has been designed to adopt the consented scale and massing within the apart hotel consent and provides residents with private amenity space, cycle storage and a communal roof terrace.

BFSL and Sursham Tomkins believe the site presents an excellent opportunity to deliver a comprehensive residential scheme that benefits from all of the local amenities that the wider Hub development provides.



Please note that these plans are to illustrate the development potential of the site and prospective purchasers are encouraged to undertake their own due diligence in supporting their development solutions. A copy of the massing study area schedules is included within the data room.



TENURE

Title details can be found in the data room. The Freehold interest is to be sold with the benefit of vacant possession.

VAT

The property is elected for VAT

METHOD OF SALE

The Freehold interest is offered for sale. Offers are invited on an unconditional basis, our client will also consider subject to planning offers.

Developers are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for the transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

Please note that the vendor reserves the right not to accept the highest or any offer, withdraw the site from the market or to alter the method of sale at any time.

FURTHER INFORMATION

A data room has been assembled to assist developers in formulating their offers for the site. The data room contains the following information. **Password:** #TheiHub2025

- Legal pack and searches
- Planning information
- Technical Information

VIEWINGS

Viewings can be arranged by appointment through the sole agents.

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