

# Olney Park

Olney, Buckinghamshire MK46 5GP

- » HIGHLY SUCCESSFUL, MAJOR MIXED-USE DEVELOPMENT ESTATE
- » LAST PLOT AVAILABLE – 0.5 ACRES



- Prominent 'A-road' location next to Aldi and opposite Sainsbury's
- Suitable for a range of uses, including: commercial, roadside, retail, drive-thru, etc
- Freehold or leasehold
- Fully serviced and prepared for construction



## Site overview

Olney Park is a freehold site comprising 11 acres with extensive frontage to Warrington Road (A509) on the northern edge of Olney. The site is regular in shape with the topography rising towards the north-west corner providing an elevated and prominent position.

Olney Park is part of recent phases of new developments on the northern edge of the town which have all added to the town's attractiveness and critical mass, including 350 new homes, a new Sainsbury's, a new Aldi, a new McCarthy & Stone retirement development, a new Care Home and various new commercial units.

## Availability

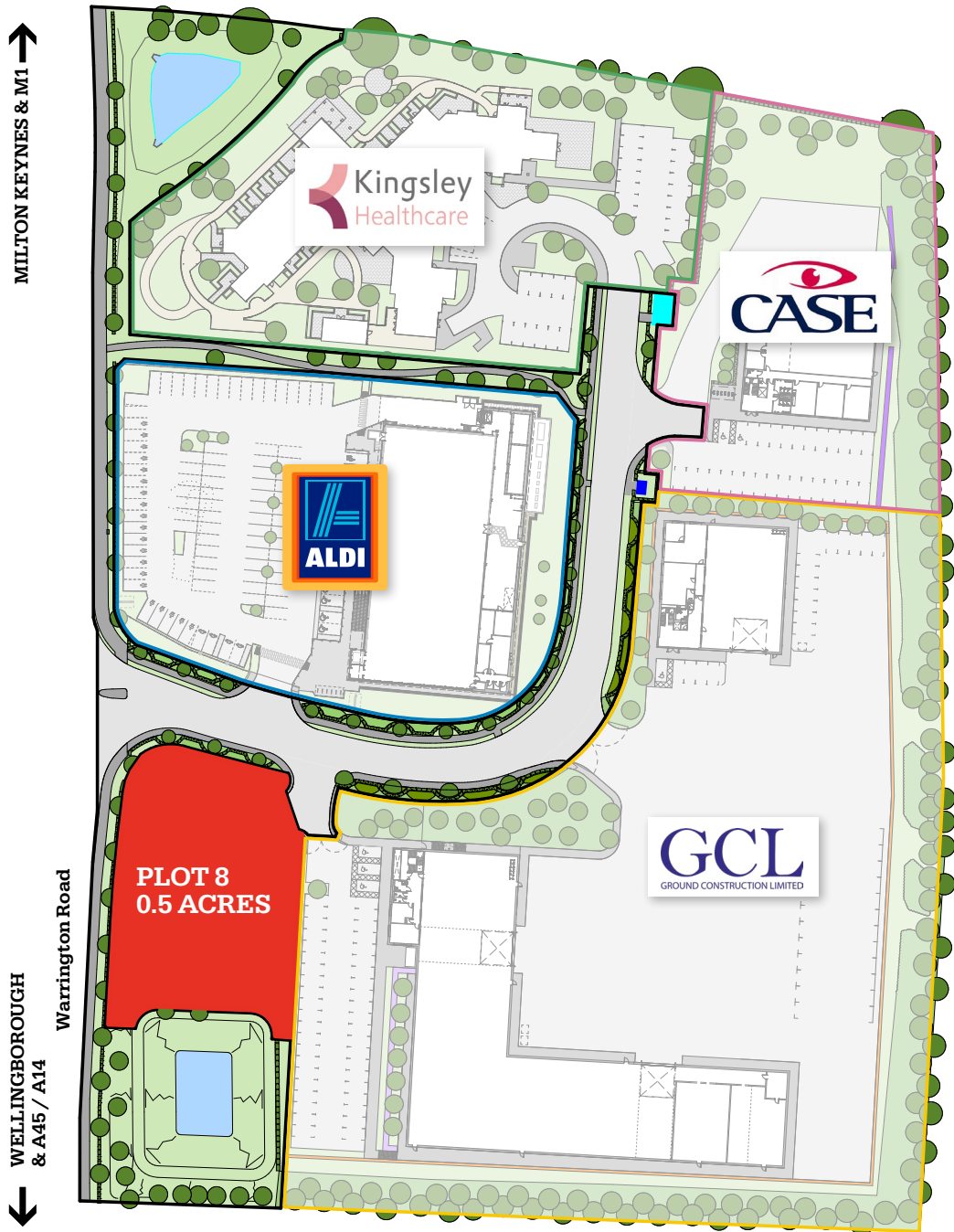
Following the success of Olney Park and the commitment from major occupiers, Angle Property is seeking expressions of interest from potential occupiers and/or purchasers for the final 0.5 acre frontage plot.

The plot is fully serviced and the ground prepared ready for construction. Angle Property will make available on either a freehold sale basis or a leasehold basis. Interested parties can self-build or Angle Property will provide a bespoke 'design & build' package to suit individual requirements.

## Timing

The property is available immediately.





# Planning and proposed uses

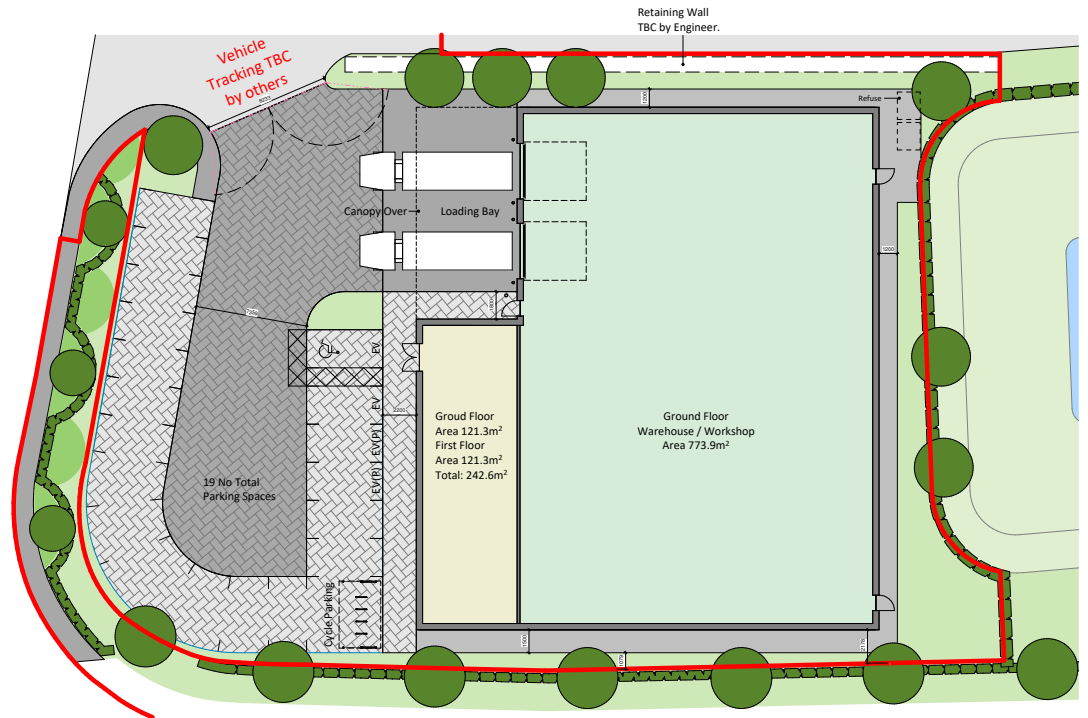
**Olney Park is allocated for a commercial-led, mixed-use development in the Olney Neighbourhood Plan.**

In addition the subject site due to its characteristics and prominence is suitable for a range of uses including the following:

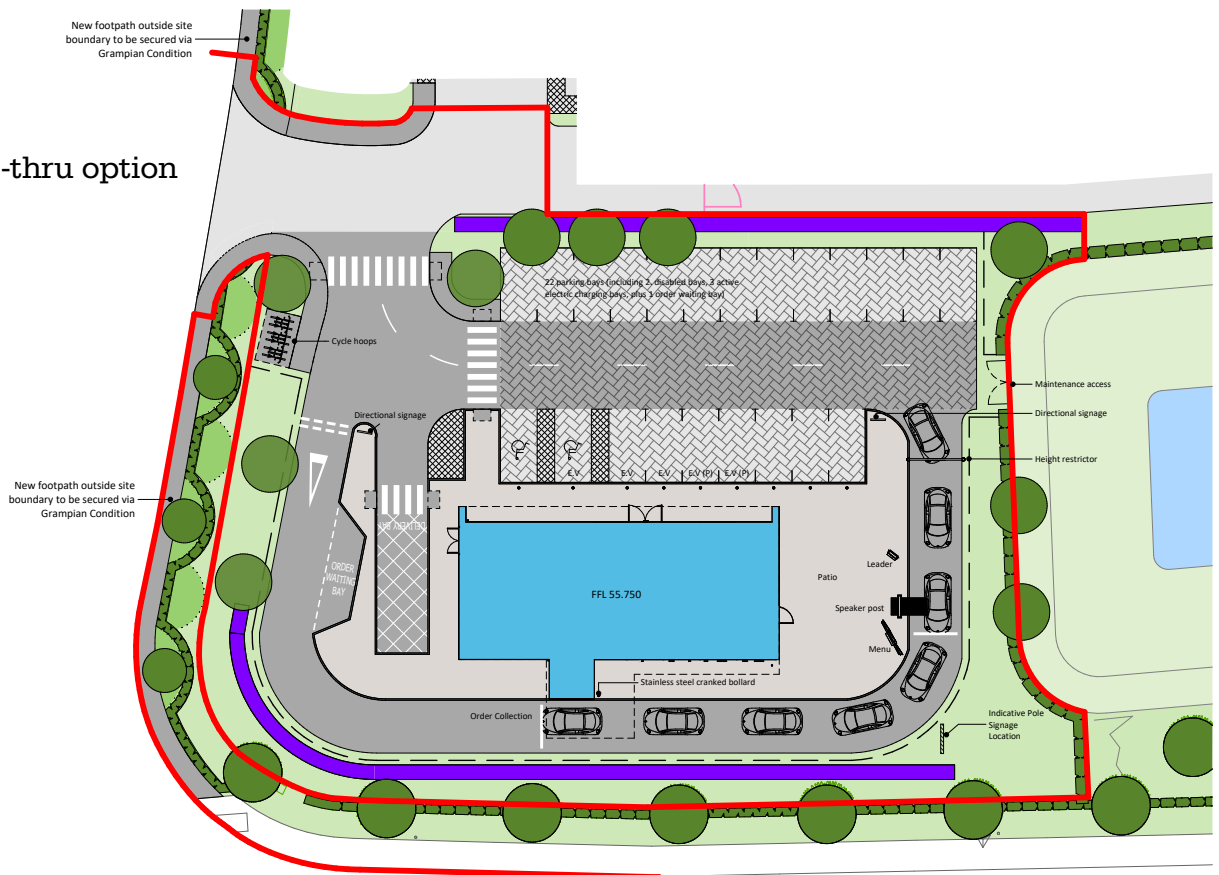
- Petrol Station
- High-Speed Electric Vehicle Charge Point
- Self-storage
- A range of Trade- Counter and Building Merchant uses
- Small scale, retail and quasi-retail operators
- Drive-thru retailers
- Commercial Business Unit(s)
- Other sui-generis

As examples below are two potential layout options which demonstrate the flexibility and potential of the site:

**Indicative 10,000 sq ft commercial unit option**



**Indicative drive-thru option**



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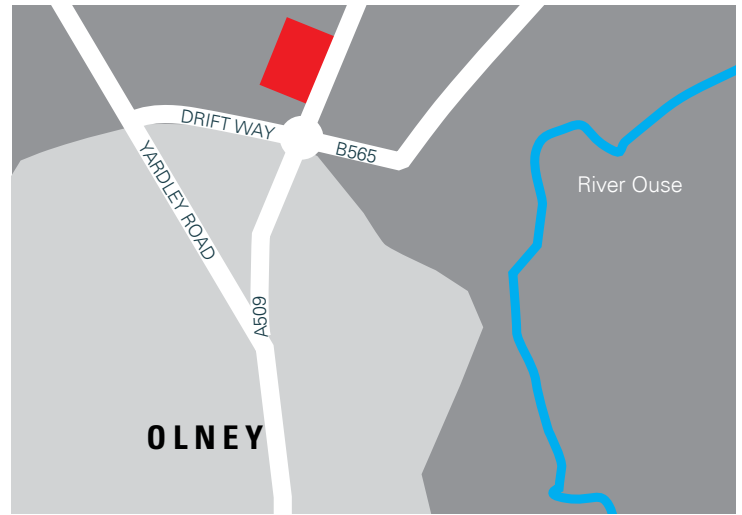
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## Location

Olney Park is located on the northern edge of Olney situated on the west side of the A509 Warrington Road.

Olney is an affluent and very popular market town in North Buckinghamshire located between Milton Keynes to the south (11 miles); Northampton to the west (12 miles); Bedford to the east (12 miles); and, Wellingborough to the north (11 miles).



The area benefits from good transport communications, being situated 9 miles north of J14 of the M1 and 11 miles south of the A45 which in turn connects to the A14. Luton Airport is 29 miles to the south.

There are accessible railway stations at all four surrounding towns providing direct lines to London, Birmingham and a range of northern cities. There are also a number of good local bus routes.



## Contact and more information

Further information is available at [angleproperty.co.uk/olneypark](http://angleproperty.co.uk/olneypark)

Also for further information and to discuss your bespoke requirements please contact the scheme agents Stimpson Eves or Louch Shacklock

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