



PHASE 2

Freehold Land For Sale 19.8 acres

Phase 2 EPMK | Elfield Park | Milton Keynes | MK5 8AY
Opportunity to purchase land with planning consent for a 251,341 sqft (GEA) next generation industrial campus



Key Highlights

- Rarely available freehold land opportunity
 - Excellent location with easy access to the A5 and M1
 - In the heart of the Oxford to Cambridge Arc
 - Outline planning consent in place for 251,341 sq ft GEA for industrial and logistics use
 - Reserved Matters granted on 5th February 2026
 - Phase 1 (completed unit) is available for sale separately
 - Power supply of 2.62 MVA secured
 - Main access route and connection to the H8 undertaken as part of Phase 1.
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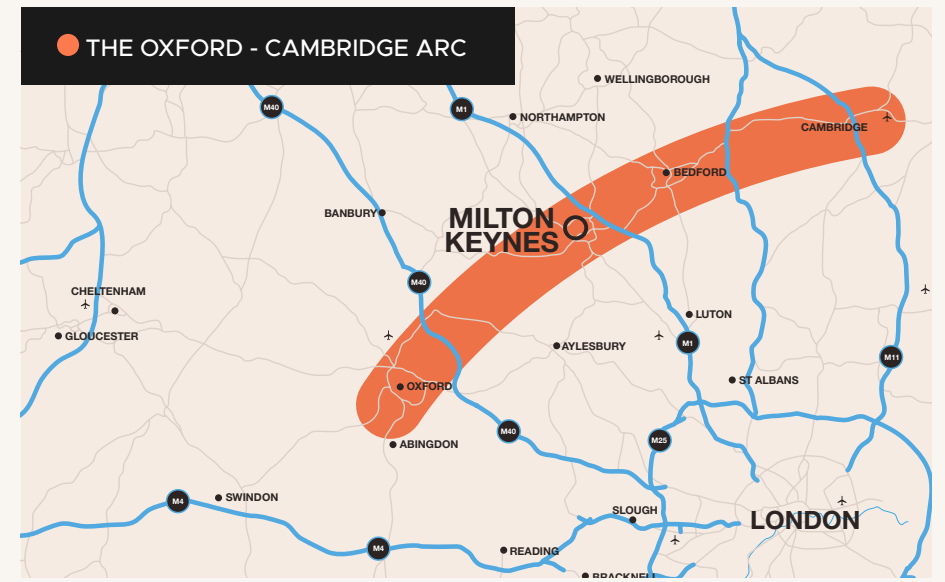
Location

Milton Keynes is one of the UK's strongest economic performers and is a leading hub for industry and innovation.

Its combination of well established employers, strategic partnerships, strong demographic and employment trends, major housing expansion and ambitious long-term planning all contribute to highly favourable growth prospects.

EPMK is exceptionally well located within the heart of Milton Keynes and centrally connected to London, Birmingham, Oxford and Cambridge.

Situated in a prominent, elevated position, above the A5 on the east side of Milton Keynes, the site is bounded by the West Coast Rail Line to the north east, the A5 to the south west, the H8 Standing Way A421 to the south and Spring Rose Way to the north. The H8 comprises dual-carriageway in both directions with a redway either side.



Maps not to scale. For identification purposes only.



Description

The whole site is in two parts. Phase 1 is a state of the art industrial/warehouse unit of 41,829 sq ft plus supporting infrastructure which was completed in 2024 and is under offer on a leasehold basis to an occupier. Building 1 does not form part of this freehold site sale but is available separately.

Phase 2 is the subject of this sale and comprises 19.8 acres (gross) which excludes the demised area of Phase 1.

The Phase 2 site is cleared and broadly level. The main access is along the estate road, Araglin Avenue, off the H8 Standing Way to the south. The rear access point on the north side of the site on to Spring Rose Way is for emergency use only. However, this will be the main access for construction traffic during the development of Phase 2, avoiding any cross over with Building 1.





Site area:
19.8 Acres

The Site

POWER

A power supply of 2.62 Mva has been secured for Phase 2.

INFRASTRUCTURE AND INVESTIGATION WORKS UNDERTAKEN

As part of the phase 1 works, the new entrance on the H8 was constructed. These works have been signed off by MK Council and the bell mouth adopted.

A number of site investigations have been undertaken on the Phase 2 development site which are included in the data room. There are no material issues of concern.

Power, water and telecom ducting have been installed for Phase 1 with a clear understanding on key utilities for Phase 2.



Outline site plan for identification purposes only.

Planning

Outline planning consent for 251,341 sq ft on Phase 2 was granted in January 2025 under planning reference 23/02443/OUT. Subsequently, a Reserved Matters application was validated on 26th August 2025 ref PLN/2025/1674 and consent was granted on 5th February 2026.

RESERVED MATTERS APPLICATION SUMMARY

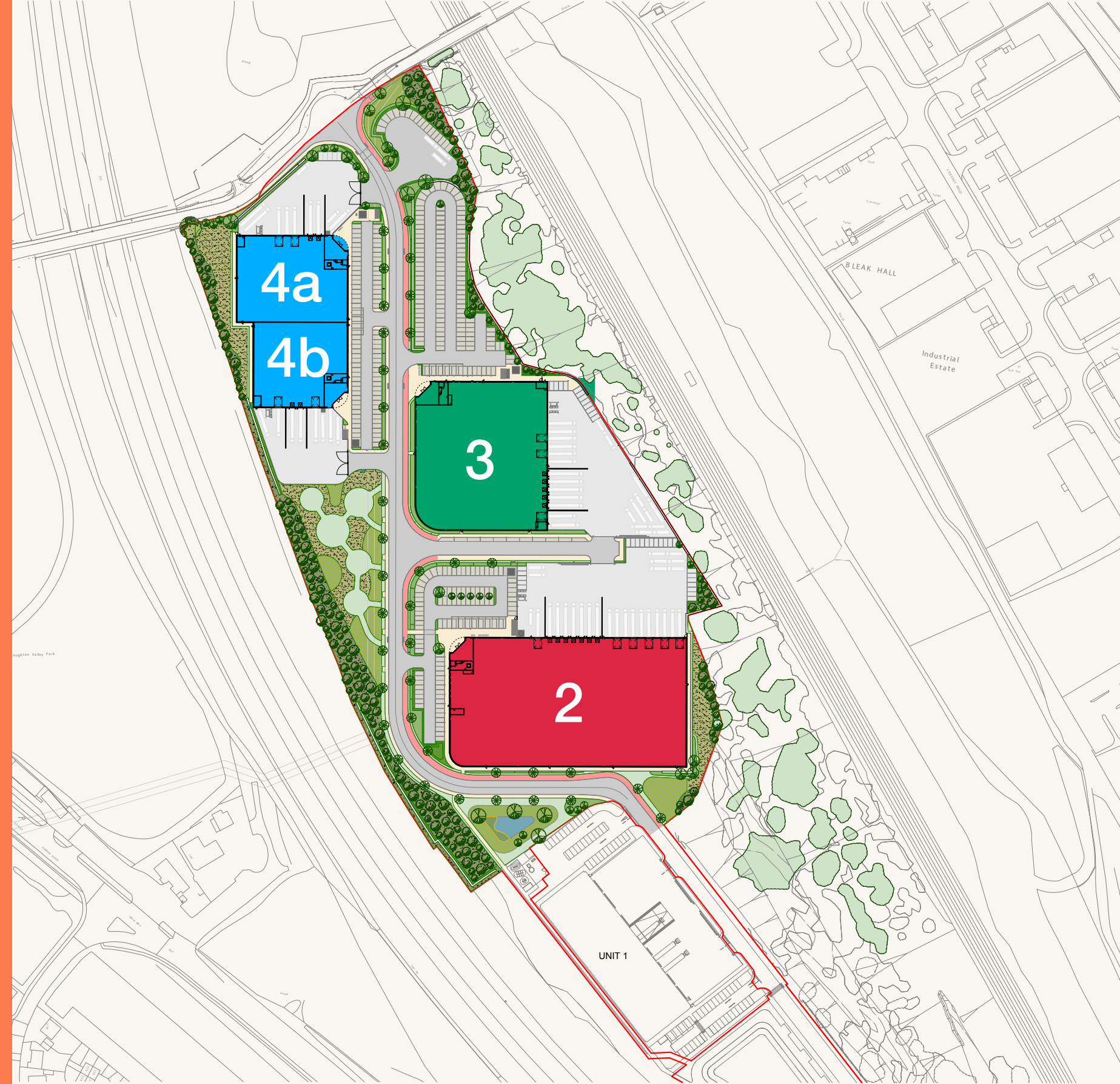
Reserved Matters application for the approval of details relation to appearance, landscaping, scale and layout for 23,350 sqm (GEA) of Class B2, B8 and E(g) development following the approval of outline planning permission reference 23/02443/OUT

UNIT	SQ M	SQ FT
2	9,765	105,111
3	7,013	75,488
4a	3,544	38,148
4b	3,028	32,594
TOTAL	23,350 sq m (GEA)	251,341 sq ft (GEA)

The detailed scheme is a 21st century design, unique in its approach to industrial development, with an ambition to create a market leading scheme that will redefine how people think of industrial space.

A detailed planning note and links to the portal are available in the data room below:

[CLICK HERE](#)



Further Information

TENURE

Held freehold under Title Numbers BM476255 and BM457151

DATA ROOM

Access to the data room can be provided upon request.

METHOD OF SALE

The property will be sold by means of an informal tender unless let or sold prior.

PROPOSAL

Inviting unconditional offers for the freehold interest with vacant possession.

VAT

The property is elected for VAT.

VIEWINGS

Viewings by appointment only.

BEYOND

DEVELOPMENT AND PROJECT MANAGER EXPERTISE

The existing development manager, Beyond, have partnered with the current landowner on EPMK for over 5-years, providing full development and project management leadership including site assembly and acquisition, securing two planning permissions and the successful building out of Phase 1. Beyond has a full relationship with all key stakeholders as well as a detailed understanding of the site, execution risks and the design which is valuable as the project moves into the next stage. Beyond remain keen to stay involved in the roll-out of Phase 2.

Key Contacts

For further information please contact:

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