

FOR OPTION/PROMOTION

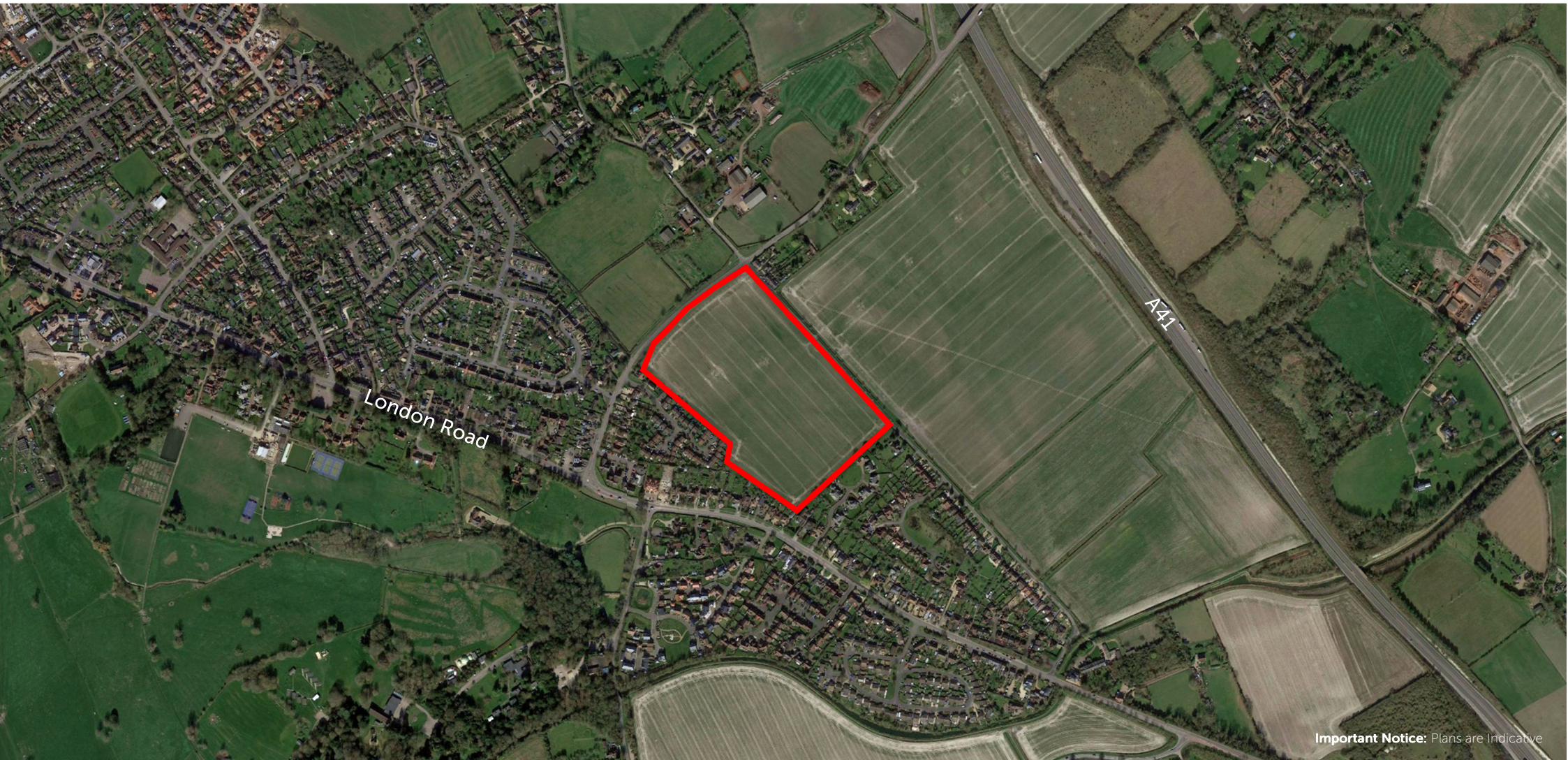
BK Bruton
Knowles

est.1862

Land at Buckland, Aylesbury

Land at Buckland Road, Buckland, Aylesbury, Buckinghamshire, HP22 5HU

Option/Promotion Terms are Invited for Approximately 21.58 Acres (8.73Ha)



Important Notice: Plans are indicative

Land at Buckland

Approximately 21.58 Acres (8.73Ha)

LOCATION

The site is located to the northern side of London Road, off Lower Inckfield Way in between Aston Clinton and Buckland. The historic village Aston Clinton is located some 3 miles south-east of Aylesbury off the A41, between the market towns of Tring and Wendover. Aylesbury is the County Town of Buckinghamshire and provides high levels of amenity. The local population is estimated to be in excess of 70,000.

Transport links to the location are very good with the A41 providing access to Bicester to the north-west and Watford to the south-east. National rail links are provided at Aylesbury Station with direct links to central London in just over an hour. There are a number of bus stops which operates key routes along London Road.

The surrounding area provides a range of amenity, including Aston Clinton Park and Tennis Club, several public houses/restaurants, school and nursery.

DESCRIPTION

The land extends to approximately 21.58 acres (7.73 hectares) of arable land, predominantly bordered by hedgerows. The site fronts onto Lower Inckfield Way and Buckland Road, with access provided by an agricultural accesses off both roads.

Bordering the site to the south and south east are existing residential estates.

PLANNING

The subject site is situated within the planning jurisdiction of Buckinghamshire Council, Aylesbury Vale Area.

The Vale of Aylesbury Local Plan (VALP) 2013-2033 has recently undertaken further hearings for the Main Modifications as arranged by the Inspector and took place in April 2021.

Submissions have been previously submitted for the Vale of Aylesbury Local Plan Representations and is referred to Land at Buckland Road, Aston Clinton ref: BUK002.

Current residential development is progressing to the north of Buckland towards the A41 which acts as a natural barrier for further residential development in this direction.

There is limited residential development to the south of London Road and centre of the village and this is bounded to the south by public open space, therefore the direction of development would be to the north of London Road.

The site is all within Flood Zone 1.

OPTION/PROMOTION

Option and Promotion Terms Offers should be submitted to Richard Brogden by post or email to richard.brogden@brutonknowles.co.uk by **Noon Thursday 23rd September 2021.**

TERMS

Option or Promotion terms are invited.

Please specify the following when bidding;

- Agreement – Option/Promotion
- Premium - deductible, but non returnable
- Duration of term(s)
- Percentage of Market Value/Sale Proceeds to be returned to landowners
- Whether planning costs are to be deducted
- Minimum Price
- Confirmation that landowners reasonable legal and agent fees will be met by the Promoter
- Planning strategy

LEGAL AND AGENTS COSTS

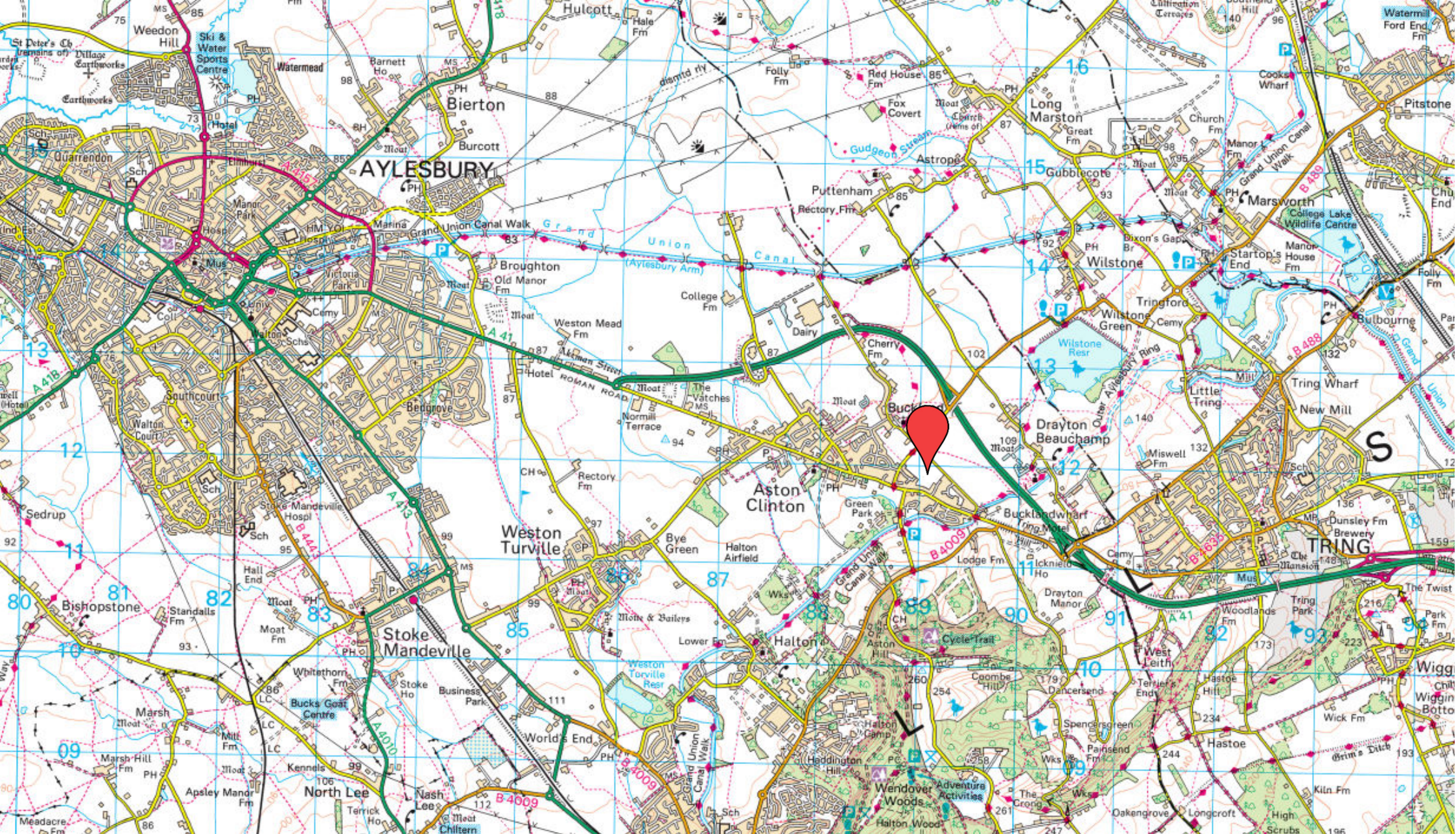
The purchaser is to provide for legal and agents fees and a legal undertaking for each parcel.

VIEWING

The site can be viewed from the boundaries.

SUBJECT TO CONTRACT

AUGUST 2021



CONTACT

Olympus House,
Olympus Park, Quedgeley,
Gloucester, GL2 4NF

Richard Brogden BSc (Hons) MRICS
07808 635678
richard.brogden@brutonknowles.co.uk

Jack Mouldsdales BSc (Hons)
07395 887390
jack.mouldsdales@brutonknowles.co.uk

BK Bruton Knowles

est.1862

www.brutonknowles.co.uk

Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.