

# FOR SALE

Outline Planning permission for 6 dwellings

Land to East of New Road, Weston Turville, Buckinghamshire, HP22 5ZD



**BRUTON  
KNOWLES**



*Plan is for indicative purposes only*

**FOR SALE BY INFORMAL TENDER**

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## LOCATION

The site lies on the eastern side of New Road at the edge of Weston Turville village, within the jurisdiction of Buckinghamshire Council. Weston Turville is a well-established and attractive village located approximately 2 miles south of Aylesbury and 5 miles north-west of Tring, with strong connectivity to the surrounding road network.

The site benefits from a convenient location near the A41 dual carriageway, offering direct links to Aylesbury, Tring, Berkhamsted, and Hemel Hempstead, as well as further connections to the M25 and the wider motorway network. Rail services are accessible from Aylesbury, Stoke Mandeville, and Wendover, providing regular routes to London and Oxford.

## NEARBY FACILITIES

Weston Turville benefits from an excellent range of local amenities including a village shop, post office, pub, cafés, primary school, church, village hall and recreational facilities. A wider range of shopping, leisure and educational facilities are available in nearby Aylesbury.

Approximate distances are as follows:

Aylesbury Town Centre – 2.0 miles

Stoke Mandeville Railway Station – 2.5 miles

Aylesbury Railway Station – 2.3 miles



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## DESCRIPTION

The site comprises an attractive parcel of land extending to approximately 0.7 acres, located on the eastern side of New Road.

The land is generally level and currently consists of open grassland, enclosed in part by established hedgerows and mature trees along sections of the site boundaries.

Vehicular access is taken from New Road, as permitted under the extant planning consent. The site occupies an appealing edge-of-village position, with adjoining residential development and open countryside beyond.

## PLANNING

The site falls within the administrative area of Buckinghamshire Council. Planning permission has been granted under the following reference:

- 23/03416/AOP – Outline planning application for 6 dwellings with associated access, landscaping and Biodiversity Net Gain (BNG) enhancement. Approved on 17 July 2026.

The outline planning permission reserves all matters except access, providing an incoming purchaser with flexibility to design and deliver a high-quality residential development.

## PROPOSED SCHEME

The approved outline planning permission provides for the development of 6 private residential dwellings, together with a new vehicular access, landscaping, ecological enhancements and Biodiversity Net Gain measures.

All matters relating to appearance, landscaping, layout, and scale are reserved for future approval, enabling purchasers to refine and optimise the detailed design of the development.

## SCHEDULE OF ACCOMMODATION

The proposed schedule of accommodation for the development is as follows:

| Unit   | Type           | SqFt      |
|--------|----------------|-----------|
| Unit 1 | 4 Bed Detached | 1427      |
| Unit 2 | 3 Bed Semi     | 1279      |
| Unit 3 | 3 Bed Semi     | 1126      |
| Unit 4 | 4 Bed Semi     | 1427      |
| Unit 5 | 3 Bed Semi     | 1126      |
| Unit 6 | 4 Bed Detached | 1537      |
| Total  |                | 7922 SqFt |

## SERVICES

Mains water and electricity are supplied to the boundary, with sufficient capacity to connect. The drainage proposal is to connect into the mains network for foul drainage. Parties are to make their own enquiries as to the availability of services.

## ECOLOGY

The planning permission incorporates appropriate ecological mitigation and Biodiversity Net Gain enhancement measures. Prospective purchasers should satisfy themselves regarding any outstanding ecological requirements associated with the approved planning permission.

## SECTION 106 (S.106) AGREEMENT

The approved scheme provides for 6 private residential dwellings, with no affordable housing requirement.

The principal financial contributions are:

- Council Monitoring Contribution – £776.15
- SAMM Contribution – £3,770.80
- SANG Contribution – £32,598.48

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

No CIL payable for the proposed scheme.

## LEGAL INFORMATION

The purchaser is to contribute £10,000 + VAT towards the vendor's abortive legal fees. An undertaking will be required upon agreement of Heads of Terms.

## VAT

The land has been opted to tax, and VAT will therefore be payable on the purchase price.

## DATA ROOM

A 'Data Room' has been prepared that provides detailed technical and planning information. For access, please email: [bryn.evans@brutonknowles.co.uk](mailto:bryn.evans@brutonknowles.co.uk)

## VIEWING

Viewing of the sites is by appointment only with Bruton Knowles.

## METHOD OF SALE & TERMS

The sites are offered for sale by way of informal tender. Offers are invited on an unconditional basis.

Offers should be submitted in accordance with the 'Financial Proposal Form' contained within the Data Room and be received by Bruton Knowles prior to **Noon on Friday 2<sup>nd</sup> October**.

Offers should be sent via email to Harry Breakwell - [Harry.breakwell@brutonknowles.co.uk](mailto:Harry.breakwell@brutonknowles.co.uk).

## SUBJECT TO CONTRACT – AUGUST 2026

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## CONTACT:

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## GLOUCESTER OFFICE:

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Quedgeley, Gloucester, GL2 4NF

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# FOR SALE



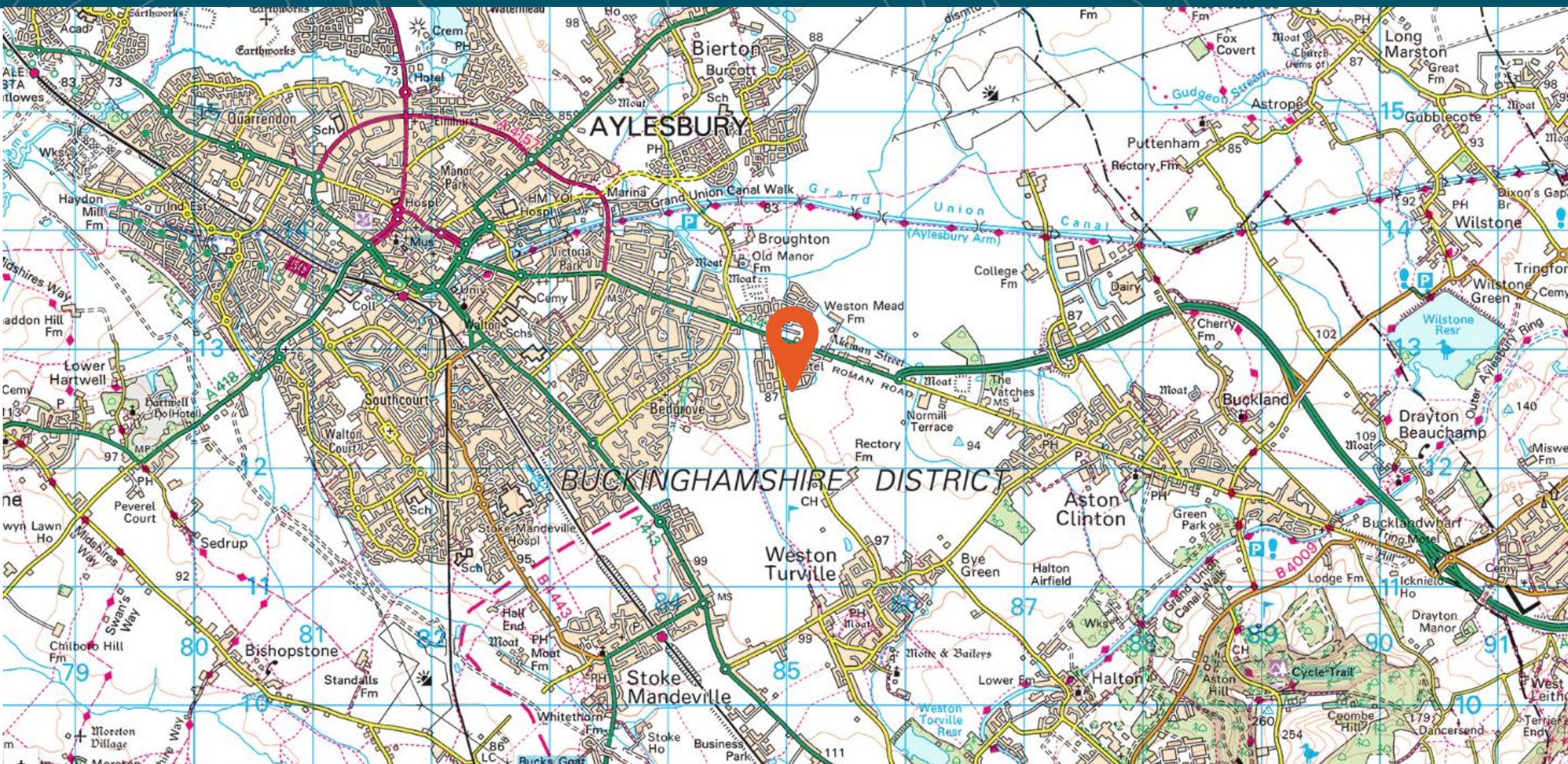
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# BRUTON KNOWLES

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**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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### For Sale by Informal Tender

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