



Site boundary for indicative purposes only

**prime
plots**

LAND NORTH OF ASTON CLINTON ROAD

WESTON TURVILLE, AYLESBURY, BUCKS, HP22 5AB

Commercial Development Opportunity - Outline Planning Consent

For Sale
Offers Invited
Commercial B1 Use

EXECUTIVE SUMMARY

Acting on behalf of the landowner, Prime Plots are delighted to offer the below Subject to Planning opportunity:

- A 0.3 ha (0.74 ac) broadly rectangular-shaped parcel of land with vehicular access.
- The site has outline planning permission for up to 3,000 sqm of B1 Employment Floorspace. May suit other uses.
- A residential application for 30 flats was applied for in 2019.
- This site forms part of a larger development of around 400 homes, known as Aston Reach, built by Taylor Wimpey.
- The site is adjacent to both commercial and residential buildings.
- The land to the east is consented for an 85 bedroom care home.
- Offers invited - Unconditionally.
- For sale Freehold with vacant possession.



Site boundary for indicative purposes only



Site boundary for indicative purposes only

INTRODUCTION

On behalf of the landowner, Prime Plots Group Ltd ("Prime Plots") are delighted to offer for sale this Commercial Development opportunity.

GUIDE PRICE

Unconditional Sale - Offers Invited.

DESCRIPTION

This is a freehold sale with vacant possession. This parcel of land has been identified for commercial development. The site has the benefit of outline planning consent for 3,000 sqm of B1 use employment floorspace. It may suit other uses subject to the usual consents.

In 2019, a planning application for 30 residential flats was applied for and refused (19/04119/APP).

The land covers an area of approximately 0.3 ha (0.74 acres). The property consists of a broadly rectangular-shaped parcel of land, with roads on three of its four sides.

ACCESS

The site has several vehicular and pedestrian access points. Although it is intended that the main vehicular access point is from the service road (from Kempster Way) to the south of the site, the site may be able to utilise the road to the north, Broad Lane, by agreement.

LOCAL AUTHORITY

The site falls under the planning jurisdiction of Buckinghamshire Council, Aylesbury Vale area.

PLANNING

The main original planning reference and description reads:

15/03806/AOP - Outline application with principal means of access to be considered and all other matters reserved for the construction of up to 400 dwellings (C3 use class), Hotel, Pub and/or Restaurant (C1/A3 use class), **extra care housing (C2/C3 use class) (80bed), 5,000 square metres of employment floorspace (B1 use class)**, a local centre (A1/A2/A3 use class). Public open space, play areas, water meadow and associated infrastructure including roads.

Our understanding of the planning history; this land was identified as a parcel with its adjoining section to its East as being (highlighted in **BOLD** above) for extra care housing and 5,000 sqm of B1 use employment floorspace. With this section being originally identified for the care element.

Since the original outline, this parcel was split and the section to the East has planning approval for an 85 bed care home (C2 use) which was approved in September 2021 and then sold to another party.

A variation was then sought to change the outline application for commercial B1 use for a 3,000 sqm (requested to be reduced from the 5,000 sqm) of B1 use (**21/02053/AOP**), this variation was approved. This is the site's current approved use.

A residential application (**19/04119/APP**) for 30 flats was refused but not challenged (mostly due to not wanting to affect the Care Home application which was the priority at that time).

- **Land North Of Aston Clinton Road (Former Aston Clinton MDA Site) Weston Turville Buckinghamshire**
21/02053/AOP Variation of condition 3 attached to planning permission 15/03806/AOP (Outline application with principal means of access to be considered and all other matters reserved for the construction of up to 400 dwellings (C3 use class), Hotel, Pub and/or Restaurant (C1/A3 use class), extra care housing (C2/C3 use class) (80bed), 5,000 square metres of employment floorspace (B1 use class), a local centre (A1/A2/A3 use class). Public open space, play areas, water meadow and associated infrastructure including roads) section 73 application to seek a variation of condition 3 attached to planning permission 15/03806/AOP to include a revised parameter plan drawings

- **Land At Aston Clinton Road Weston Turville HP22 5AB**
19/04119/APP Proposed residential development consisting of 30 new homes, car parking, landscaping and amenity space

TECHNICAL

No technical reports have been undertaken at this stage.

RIGHTS - COVENANTS, AGREEMENTS & DECLARATIONS

The land will be sold subject to, and with the benefit of, all rights, covenants, agreements and declarations affecting the property.

OWNERSHIP

The site is within the ownership of one party: the seller.

REQUEST FOR FURTHER INFORMATION

Interested parties should submit in writing queries in relation to any planning, technical and legal aspects of the site or of the sales process.

BIDS

Prime Plots are instructed to place the property on the market with a view to selling the entire site on an Unconditional Basis.

Please address all offers via email to:

Kane Lennon
Managing Director, Prime Plots
klennon@primeplots.co.uk

BID SUBMISSION

The following is to be submitted as part of any bid:

- Confirmation of the name of the purchaser and purchasing entity
- Proof of funding
- Outline for board approval process, i.e. regional & national (and timescales for achieving such approvals)
- Details of solicitors to be instructed
- Details of the anticipated timetable (including expected planning timeline, exchange, completion etc).
- Please confirm that you, your advisors and / or your solicitors have reviewed the information and made your own enquiries if necessary.

As part of the Heads of Terms process, we will set out a detailed timescale for exchange and completion.

GUIDE PRICE

Unconditional - Offers Invited. The property is for sale freehold with vacant possession.

VAT

The property is elected for VAT (as advised).

VIEWINGS

The site can be viewed from its perimeter without appointment. Accompanied site viewings are strictly by prior appointment with Prime Plots.

CONTACT

Please ensure all enquiries are made through the Sole Selling Agent:

Kane Lennon MNAEA
Managing Director
Prime Plots Group

T: +44 (0)1727 477930
DD: +44 (0)1727 477931
M: +44 (0)7914 999002
E: klennon@primeplots.co.uk

FURTHER INFORMATION

Further information relating to the site is available via the project dataroom:

www.primeplots.co.uk/aylesbury

This includes a link to the plans for:

- The B1 Employment Application
- The Original Outline Application for Wider Scheme
- The Refused 30 Unit Residential Scheme
- Site Photos

SITE ADDRESS

Land on north side of Aston Clinton Road
Weston Turville
Aylesbury
Buckinghamshire
HP22 5AB



IMPORTANT NOTICE

Prime Plots Group Ltd and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party. Please be aware that all information provided is subject to the purchaser's own due diligence.