



LAND & BUILDINGS AT 1 ORCHARD VIEW

Bellswood Lane, Iwer, Bucks

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Bellwood Lane, Iver, Bucks

- Guide Price £1,500,000
- Postcode: SL0 0LX
- Site Extends to 1.4 Acres (sts)
- Subject to Planning or Option Offers Sought
- Well Screened on All Sides

DESCRIPTION

Taylor Land is pleased to present this strategic development opportunity extending to approximately 1.4 acres and currently comprises a large stable barn, menage and hardstanding area. The blue edged land can be purchased via separate negotiations.

The existing barn has an internal footprint of circa 5000 sqft. It could however be argued that it volumetrically extends to 10,000 sqft due to its double storey height.

It is our recommendation that any future housing is situated within the red boundary (barn and hardstanding area) with the blue boundary utilised as additional garden space. Please note that it is only the land within the red and blue areas for sale.

Offers on a Subject to Planning or Option basis are sought. All offers are to be submitted in writing to Taylor Land. Preference will be given to parties that demonstrate they have undertaken full analysis of the site and submitted a feasibility layout.



LOCATION & CONNECTIONS

Iver is a small village in south-east Buckinghamshire at the edge of the Chilterns. It is a clustered village which includes the largely residential co-neighbourhoods of Iver Heath and Richings Park.

Whilst being close to a number of Middlesex towns, the village itself boasts 2 golf courses, local shopping facilities, Infant and Junior schools as well as ongoing agriculture in the surrounding countryside.

Iver is a well connected commuter village with its own train station. For travel into Central London, Uxbridge tube station is just a short walk away and the M40, the M4, and the M25 are all located nearby.



5.4 MILES TO HEATHROW AIRPORT



3.7 MILES TO UXBRIDGE



1.5 MILES TO IVER GOLF CLUB



2.7 MILES TO IVER STATION



0.9 MILES TO THE RED LION



1.5 MILES TO IVER VILLAGE JUNIOR



PLANNING DETAILS

Iver falls under the planning jurisdiction of the Chiltern & South Bucks (C&SB) Planning Area. The current planning policies relating to this site are contained within the adopted South Bucks Local Plan (adopted 1999). We are aware that C&SB were producing a Local Plan which was withdrawn in 2020 following criticism from the Inspector. A new Buckinghamshire Local Plan, due for adoption by April 2025, is in preparation although the timescales seem unlikely.

The new Labour government has a widely publicised focus on economic growth and housing development. As part of this, they have proposed draft changes to the National Planning Policy Framework (NPPF) which are expected to come into effect by the end of 2024.

The draft changes have wide ranging positive implications for housing development and is intended to be a step change in delivery of housing. Importantly, this NPPF reverses the recent changes introduced by the Conservatives in December 2023 which made housing targets no longer mandatory and afforded additional protection to LPAs in Greenbelt areas.

These changes bring back greater opportunity for applications where the Local Authority cannot demonstrate a 5 year housing land supply. We understand that in January 2024 the South Area had a Housing Land Supply of just 1.3 years.

The property itself sits outside of the Settlement Boundary of Iver as shown in The Ivers Neighbourhood Plan 2021-2040. However, the land in question does not have further specific policy designations that would preclude development.

We believe that the case could be made that, following the demolition of the barns, a small scale, sympathetic and high quality housing scheme could have a reduced impact on the Greenbelt (i.e. reduction in intensity of use, removal of hardstanding/menage, removal of outbuildings). This was the case in the recently allowed appeal (Ref; APP/N0410/W/23/3328366).



IMPORTANT INFORMATION

TENURE: Freehold

PRICE:

VAT: Not subject to VAT

PURCHASER NOTICE: The vendor, in their absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money and shall not be for a sum calculable by reference to another bid

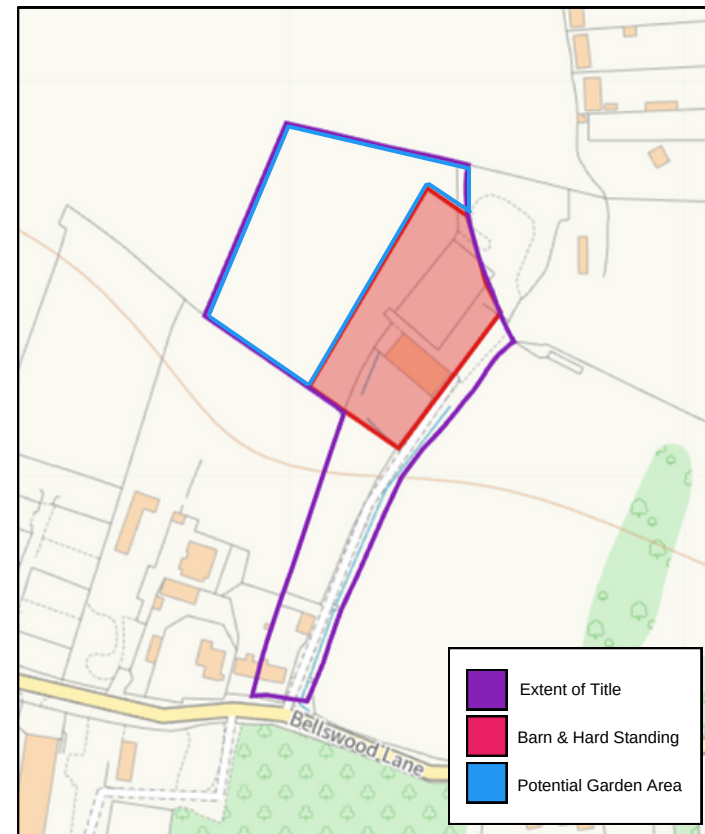
FEES: 1) The purchaser is to pay Taylor Land a finders fee of **£10,000 + VAT** on conditional exchange of contracts

2) The vendor requests an upfront payment of **£30,000** on conditional exchange of contracts, which is non- returnable but deductible

3) The purchaser is to contribute **£6000 + VAT** towards the vendor's legal costs

NEW HOMES: Taylor Made New Homes is to be retained for the sales of the new units at a fee of **1.5%** per unit. For advice on resales please contact the New Homes team on **01234 302043**

VIEWINGS: By appointment only via sole selling agents Taylor Land



Misrepresentation Act / Misdescription Act: Taylor Land Limited for themselves and the vendors of the site whose Agents they are give notice that: These particulars of sale are a general outline only for guidance of intending purchasers and do not constitute part of any offer or contract. All descriptions, dimensions and references to site condition and any other details given without responsibility falling upon the vendors of their Agents, intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by way of inspection. No person in the employment of Taylor Land Limited has any authority to make or give any representation or warranty whatsoever in relation to this site. This site is offered for sale on a Subject to Planning and Contract and Without Prejudice basis 2023

CONTACT US:



JON TAYLOR

jrt@taylorlandlimited.co.uk

07575 301705



YOURGOS ALEXANDER

ya@taylorlandlimited.co.uk

07891547622



DAVID TAYLOR

dpt@taylorlandlimited.co.uk

07796145293



Taylor Land Limited, Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU

01234 269437



info@taylorlandlimited.co.uk



www.taylorlandlimited.co.uk

