

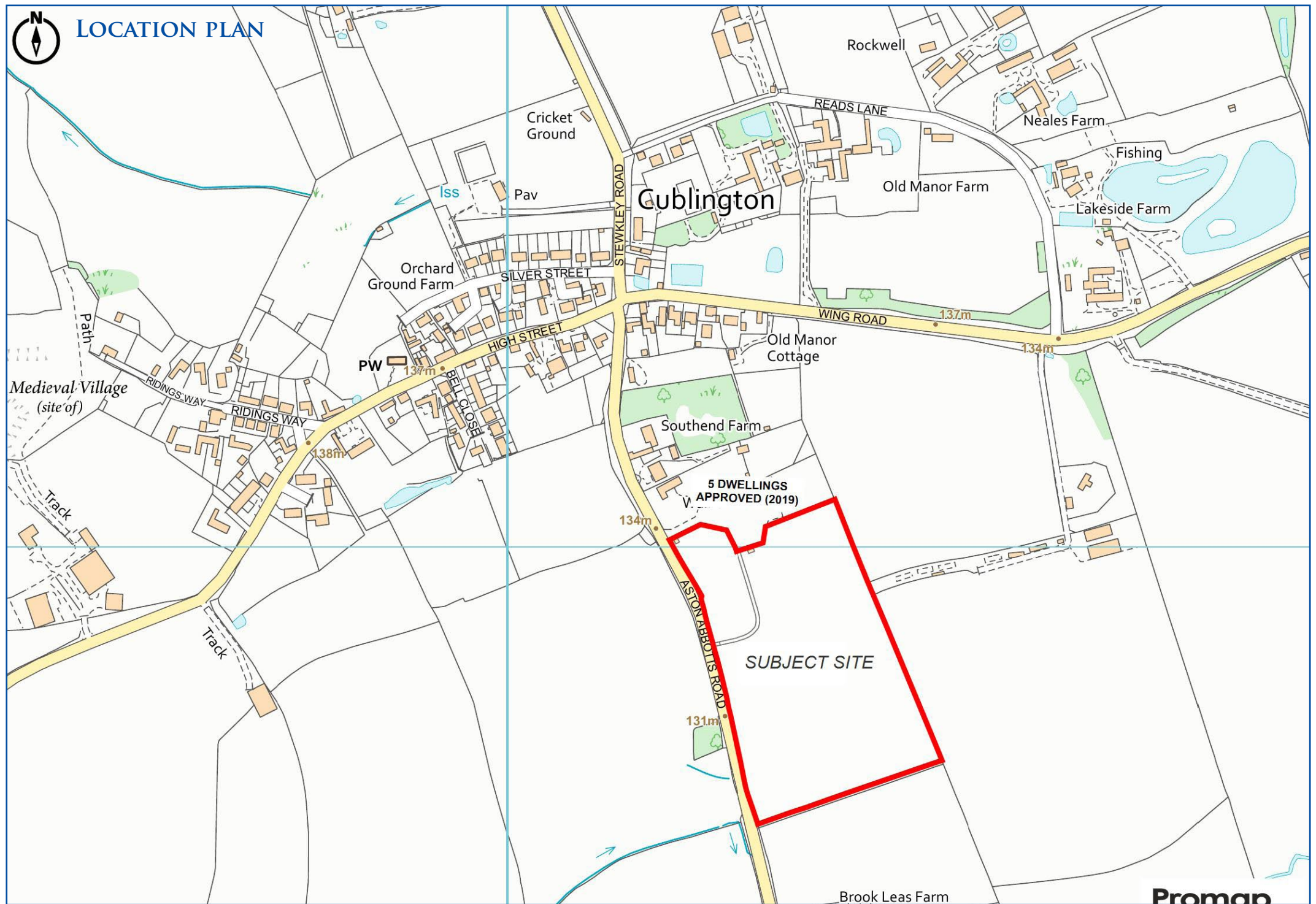


LAND AT THE WALNUTS

CUBLINGTON | BUCKINGHAMSHIRE | LU7 0LG



LOCATION PLAN





LAND AT THE WALNUTS

CUBLINGTON | BUCKINGHAMSHIRE | LU7 0LG

THE LAND AT THE WALNUTS HAS POTENTIAL FOR AN EXCITING RESIDENTIAL DEVELOPMENT OPPORTUNITY OFFERS ARE INVITED FROM DEVELOPERS FOR A SUBJECT TO PLANNING CONDITIONAL SALE OF THE SITE

Land at The Walnuts is situated on the southern edge of the beautiful settlement of Cublington, located close to the towns of Aylesbury and Leighton Buzzard. The site is in close proximity to a recently approved and now developed out residential scheme in the original farm yard of the property. Powells are instructed to invite offers from developers for the sale of the site on a conditional 'Subject to Planning' basis.

- Edge-of-village location within the desirable settlement of Cublington •
- Convenient access to core village services and nearby towns •
 - Opportunity for a residential development scheme with potential for a mix of market and affordable homes •
- Approximately 5.86 hectares / 14.49 acres available (area to be refined by proposal) •
- Available for sale on a Conditional Subject to Planning basis •

Leighton Buzzard 6.1 miles • Aylesbury 7 miles
Milton Keynes 17 miles

(All distances and times are approximate)



T 01600 714140

E enquiries@powellsrural.co.uk

W www.powellsrural.co.uk

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.

SITE INFORMATION

Land at The Walnuts is located on the edge of the attractive and sought-after Buckinghamshire village of Cublington. The site benefits from proximity to local amenities and has good access to nearby larger towns including Leighton Buzzard and Aylesbury. The land adjoins existing residential properties and has direct access from the highway.

Powells have been instructed to invite offers from developers for the site on a conditional 'Subject to Planning' basis.

PLANNING CONTEXT & DEVELOPMENT POTENTIAL

The site lies within the planning jurisdiction of Buckinghamshire Council. It is located adjacent to the edge of the settlement of Cublington and is considered to offer a logical and sustainable extension to the village.

The site is currently outside of any formal development boundary, but there is potential for a residential scheme to be supported to meet local housing needs. Any development proposal would need to be sensitively designed to respond to the local context and landscape character.

There is no recent planning history for the site. It is recommended that a pre-application submission is made to the Local Planning Authority to confirm the suitability in principle of the site for residential development.

SERVICES

Interested parties should make and rely upon their own enquiries regarding the availability and cost of connections to mains services and utilities.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Vendors reserve the right to retain any necessary easements and wayleaves for connection of services to any retained land adjoining the development site. Any future arrangements can be agreed with the successful developer.

The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

VAT

The VAT status of the property is to be confirmed.

INVITATION OF OFFERS – SUBJECT TO PLANNING

Land at The Walnuts is available by Informal Tender. Conditional offers, subject to planning, are invited for the freehold of the site.

In preparing an offer for the acquisition of the freehold site, subject to planning consent, all parties are to include the following information:

- Company name of the developer and details of any legal entity proposed to purchase the site;
- Outline of company planning and development experience including experience of the successful delivery of other residential schemes.
- Confirmation of 18 month Contract Period and 6 month Extension Period (If required);
- Confirmation of contract conditional upon securing planning consent only;
- Confirmation of a non refundable but deductible Deposit payable upon entry into the contract.
- Proposed Purchase Price upon completion.
- Completion to take place within eight weeks of the date planning consent is granted.
- Confirmation that landowners reasonable legal and professional agents fees will be paid on entry to the contract.
- Confirmation that full funds are in place for completion of a sale (No deferred payments will be considered).

EXPRESSIONS OF INTEREST

To receive updates during the marketing period, please register interest by emailing: enquiries@powellsrural.co.uk

VIEWING ARRANGEMENTS

The site may be viewed at any time during daylight hours with a copy of this brochure. Access is available directly from the highway. Viewers must take appropriate care when inspecting the site.

AGENT CONTACT

For further details, please contact:

Stuart Leaver BSc (Hons) MSc MRICS FAAV
01600 714140
Email: enquiries@powellsrural.co.uk

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared August 2025.



Powells
Singleton Court Business Park
Monmouth
NP25 5JA

T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk