

01296 398383

info@chandlergarvey.com www.chandlergarvey.com

AYLESBURY

A41 ASTON CLINTON ROAD HP22 5AB

FOR SALE or PRE-LET OPPORTUNITY

Site with Outline Planning Permission for
55,000 sq ft (5,110 sq m)
OFFICES / COMMERCIAL



Land coloured light blue on plan



Location

Aston Clinton is located close to the main A41 road between Tring and Aylesbury, approximately 4 miles (6.4km) east of Aylesbury.

Aylesbury is situated approximately 44 miles to the North West of London, 23 miles from Oxford and 15 miles south of Milton Keynes. It is located on the junction of the A41, A43 and A418 roads, providing easy access to the M1, M40 and M25 motorways, all of which are in a 20 mile radius. The town has a mainline railway station with a direct line to London Marylebone and a journey time of approximately 55 minutes. London Luton Airport is located 20 miles away.

www.chandlergarvey.com

Amersham

Tel: +44 (0)1494 723 999

Aylesbury

Tel: +44 (0)1296 398 383

High Wycombe

Tel: +44 (0)1494 446 612

Marlow

Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

Aylesbury has been given Garden City status and is due for another 33,000 new homes by 2033. In addition, 1 million sq ft of real estate has recently been granted permission at Woodlands, which has also gained Enterprise Zone status.

Road Distances from Aylesbury

Bicester 17 Miles
Birmingham 85 miles
Hemel Hempstead 16 miles
London 46 miles
Oxford 22 miles
Milton Keynes 21 miles
Watford 24 miles
Luton 26 miles

Motorways

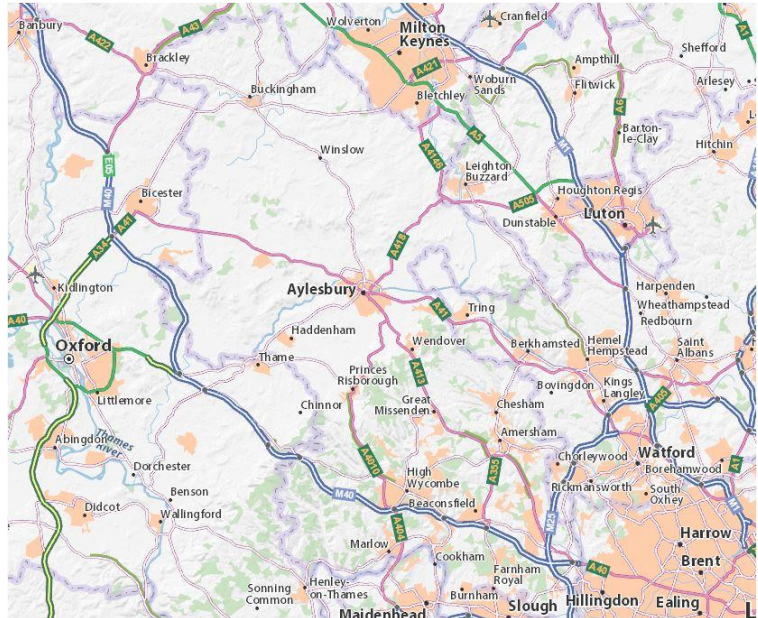
Junction 9 M40 19 miles
Junction 16 M25 via A41 20 miles

Railway connections

London Marylebone 55 minutes
London via Thame & Haddenham
43 Minutes

Airports

Heathrow 40 miles
Luton 26 miles



Description

The 73.4 acre site forms part of the former major development area as identified by Aylesbury Vale District Council. Our Clients, Inland Homes have obtained planning permission for approximately 400 residential units, provision of a care home, hotel/pub/restaurant, a local retail centre and a B1 office. Aylesbury Vale District Council Planning Ref. 15/03806/AOP.

The property has outline consent for 55,000 sq ft and is available for sale or alternatively our clients will look at a pre-let or pre-sale opportunity.

Rental / Price

Upon application.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

Viewing

For further information please contact the sole agent

Alan Chandler, Chandler Garvey

01296 398383

ac@chandlergarvey.com

These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated.

SUBJECT TO CONTRACT

10194 / APRIL 2018