



Site outline indicative only

RESIDENTIAL DEVELOPMENT SITE  
LAND AT NORTH END ROAD  
STEEPLE CLAYDON BUCKINGHAMSHIRE  
MK18 2PG



schedule of floor areas - external

plot no	area in square metres
plot 1	166.6 sq metres (1793.3 sq ft)
plot 2	167.8 sq metres (1806.2 sq ft)
plot 3	182.4 sq metres (1963.4 sq ft)
plot 4	135.6 sq metres (1459.6 sq ft)
plot 5	144.8 sq metres (1558.7 sq ft)
plot 6	121.0 sq metres (1302.4 sq ft)
plot 7	154.0 sq metres (1657.6 sq ft)
plot 8	153.9 sq metres (1656.2 sq ft)
plot 9	121.8 sq metres (1311.1 sq ft)

**Residential Development Site Measuring Circa 1.06Acres  
with Outline Planning Permission for 9 x Detached Dwellings**

S U B J E C T   T O   C O N T R A C T



# SUMMARY

A Residential Development Site Located in a Well Regarded Road on the North Edge of the Village, Measuring Circa 1.06 Acres, with the Benefit of Outline Planning Permission for 9 x Detached Houses with a Gross External Area Totalling Approx 14,506 Sq ft.

OFFERS IN EXCESS OF £1,500,000

SUBJECT TO CONTRACT



Aerial view looking south across the site

# DESCRIPTION

The site is located on the northern edge of Steeple Claydon, on the eastern side of North End Road. The site extends to an area of approximately 1.06 acres (0.43 hectares) and rises gradually from west to east, with vegetation to the boundaries of the site and the majority of the site is open grassland.

The site is adjoined by residential development along its southern edge, and opposite the site, on the western side of North End Road, up to the point that North End Road turns through 90-degrees.

The land to the east benefits from detailed planning permission for the erection of 60 dwellings, and this development is under development by Bovis Homes. To the north of the site, beyond North End Road lies agricultural land.



View looking North across the site



View North across the site

## LOCATION

Steeple Claydon is a large village in the Vale of Aylesbury, located approximately 4 miles south of Buckingham, 4.5 miles west of Winslow and 7 miles north west of Waddesdon. The village is well served with local amenities, including Co-op supermarket, bakery, post office, hairdresser, doctor's surgery, dentist, fish and chip shop, Chinese takeaway, 2 pubs and 2 garages. The village has a mixed, community primary school serving children from the age of 4 to 11. The village is also in catchment for the Royal Latin Grammar School in Buckingham, and with preparatory schools nearby including Beachborough (Westbury), Winchester House (Brackley), Akeley Wood and Swanbourne. Senior public schools include Stowe School, Thornton College and Bloxham School.

The site is located to the northern edge of the village, in a well regarded road comprising an attractive mix of housing, within walking distance of the village centre, playing fields and school.



Neighbouring Bovis Homes Site

## PLANNING

The site benefits from the outline planning permission obtained at Appeal, reference **APP/J0405/W/18/3194973**. The Appeal related to application reference 16/03311/AOP, being for:

The erection of nine two-storey self-build dwellings with access, parking and amenity space.

Originally, the application was for twelve dwellings, however was reduced to nine during the application process.

## S.106 / CIL

There is a S.106 Agreement containing provision for a Sport and Leisure Contribution, based on the following formula:

- A = number of 1 bedroom dwellings x £1,375
- B = number of 2 bedroom dwellings x £2,475
- C = number of 3 bedroom dwellings x £3,300
- D = number of 4 bedroom dwellings x £4,812

## SERVICES

Mains services including water, foul drainage, electricity, gas and telecoms are available in the road.

## SITE SURVEYS

A topographical survey of the site is available.



Aerial view south across the village

## BASIS OF DISPOSAL

Offers are invited for the freehold interest in the site. The seller is not obliged to accept the highest or any offer.

## VAT

The site is not elected for VAT.

## TENURE

Freehold

## LEGAL TITLE

There are no covenants or easements affecting the title as far as we are aware.

## GENERAL

For more information and to arrange an inspection please contact:

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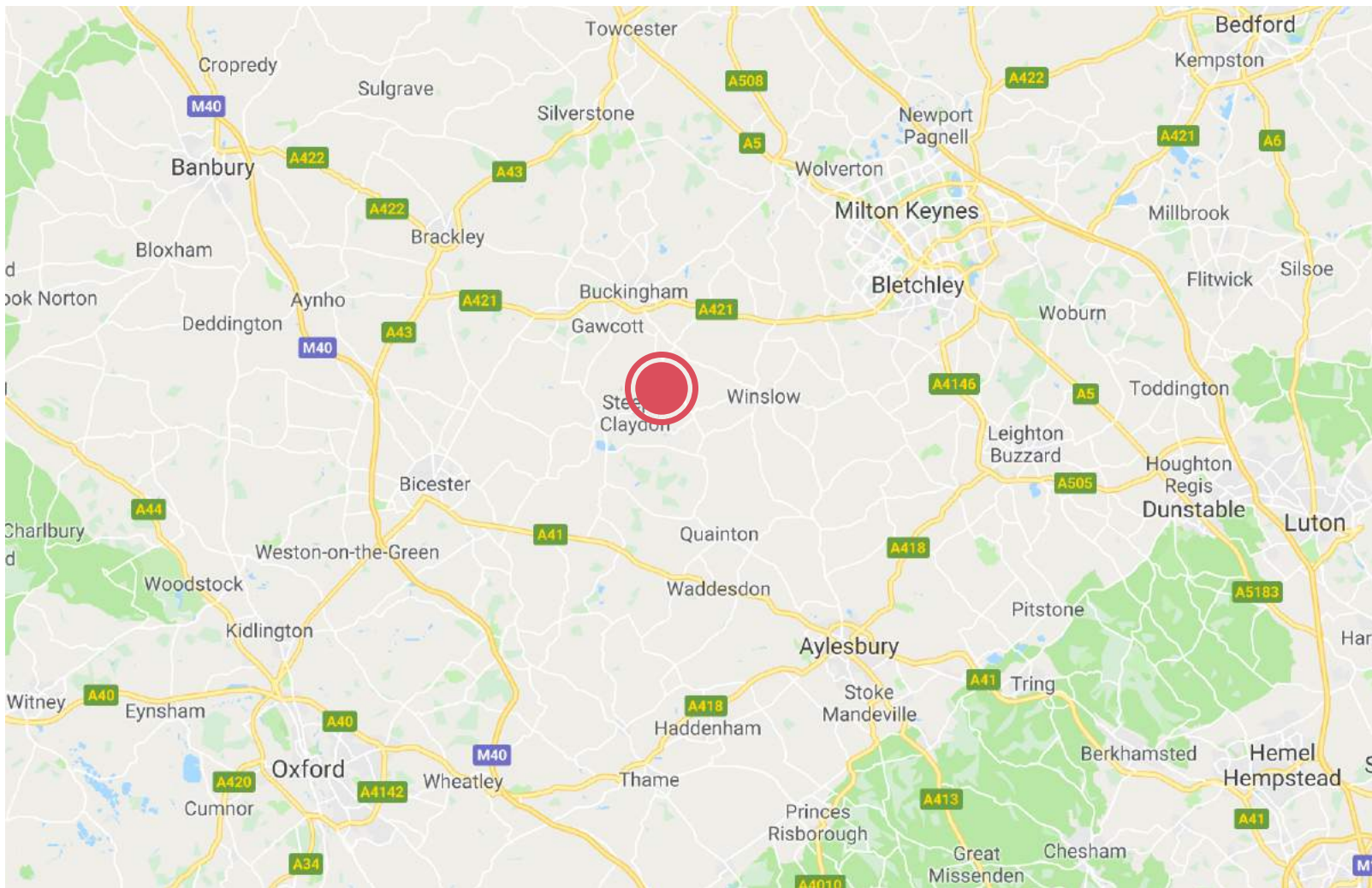
Aerial View of the site











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**MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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