

GATEHOUSE ROAD // BUCKINGHAMSHIRE // HP19 8ET

VERNEY HOUSE

AYLESBURY

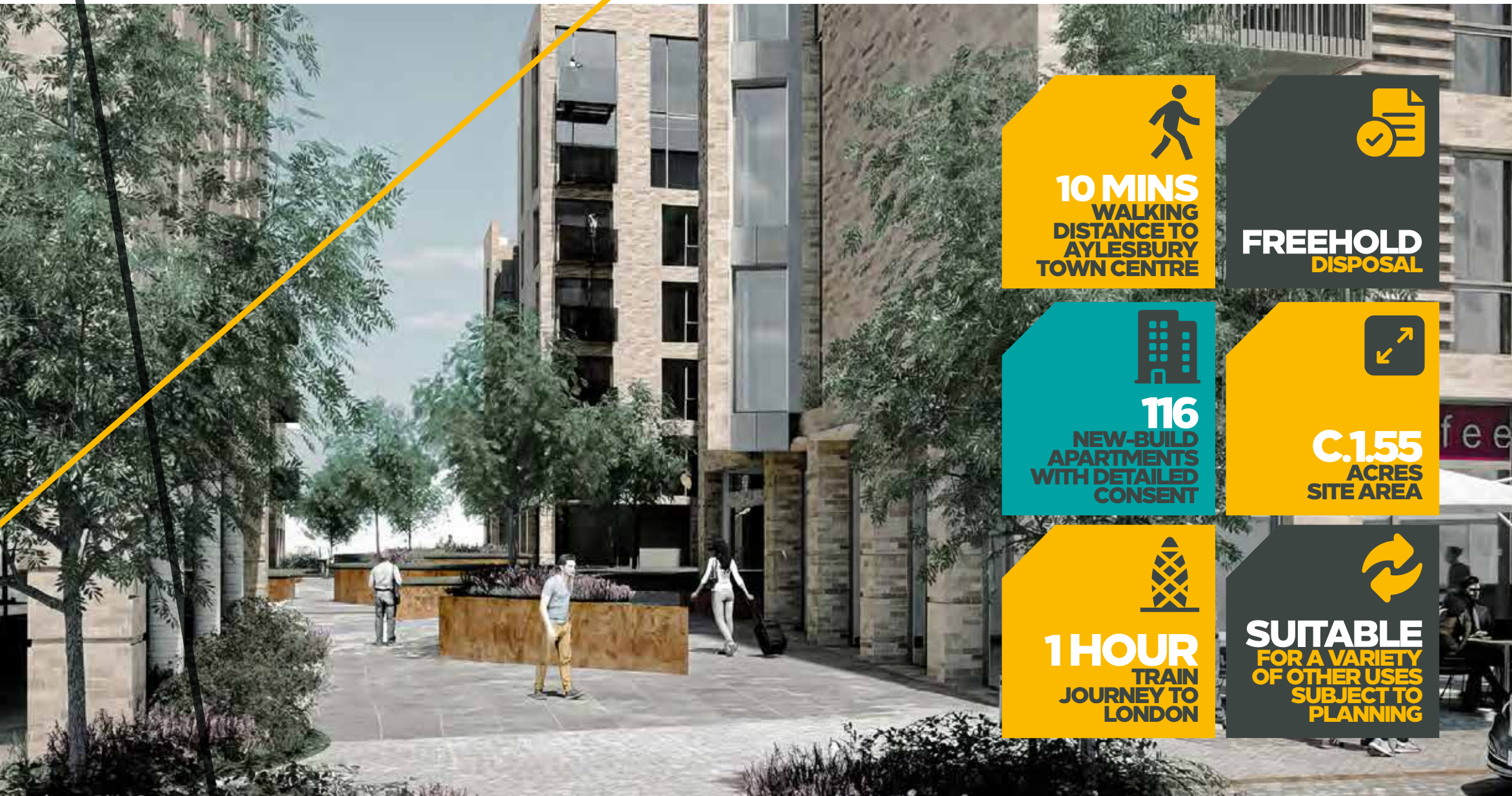
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OUTSTANDING
RESIDENTIAL DEVELOPMENT OPPORTUNITY



VERNEY HOUSE

AYLESBURY



10 MINS
WALKING
DISTANCE TO
AYLESBURY
TOWN CENTRE



FREEHOLD
DISPOSAL



116
NEW-BUILD
APARTMENTS
WITH DETAILED
CONSENT



C.1.55
ACRES
SITE AREA



1 HOUR
TRAIN
JOURNEY TO
LONDON



SUITABLE
FOR A VARIETY
OF OTHER USES
SUBJECT TO
PLANNING

THE FUTURE OF VERNEY HOUSE

The development proposals are set to transform Verney House into a contemporary apartment scheme, which will provide high quality dwellings within a prominent location in Aylesbury.

Located in Aylesbury, the Verney House development consists of 116 apartment units with an accommodation mix of 50 one bed and 66 two bed apartments.

The new enhanced development is split over 2 blocks up to 6 storeys in height providing 116 apartments with 73 car parking space. Featured throughout the development is a focus on bright modern living spaces with balconies, large windows and Pocket Park green amenity spaces for residents to enjoy.

VERNEY
HOUSE AYLESBURY





A413 BUCKINGHAM RD

AYLESBURY SHOPPING PARK



AQUA VALE FITNESS CENTRE

A41 EXCHANGE ST

AYLESBURY TRAIN STATION
16 MIN WALK/5 MIN DRIVE

FRIARS SQUARE SHOPPING CENTRE

A4156 OXFORD RD

AYLESBURY BUS STATION

WHITE HILL PARK



BICESTER RD

VERNEY HOUSE
AYLESBURY

Sainsbury's
PETROL STATION

Sainsbury's

A41 GATEHOUSE RD

GREGGS

THE GATEWAY CONFERENCE CENTRE

VERNEY HOUSE

AYLESBURY



A PRIME LOCATION

Aylesbury is a historic market town located in Buckinghamshire, England. Situated in the heart of the Vale of Aylesbury, it lies about 40 miles northwest of London and 20 miles south of Milton Keynes. Awarded Garden Town status in 2017, the town is known for its charming mix of modern and traditional architecture, as well as its rich history.

The transport network in Aylesbury is well-developed, providing easy access to both local and regional destinations. The town is served by Aylesbury railway station, which offers direct train services to London Marylebone, making it a popular commuter town for those working in the capital. Additionally, the town is connected to the national road network via the A41 and A418, providing convenient links to nearby towns and cities.

Public transportation within Aylesbury includes a reliable bus network, with services operating throughout the town and surrounding villages. The proximity to major roads and railways makes Aylesbury a convenient hub for residents and visitors alike, offering excellent connectivity to the wider region and beyond.

130,896
CATCHMENT



4 MINS
DRIVE TO
RETAIL PARK



10 MINS
WALK TO
TRAIN STATION



1 HR
BY TRAIN
TO LONDON
MARLEYBONE



50 MINS
DRIVE TO
HEATHROW
AIRPORT





**VERNEY
HOUSE** ALLESBURY

SITUATION

Verney House is situated in a modern and well-connected mixed-use neighbourhood within the town centre ringroad of Aylesbury. The location benefits from its proximity to major transport routes, making it convenient for commuting and travel. The A41 runs through the area, which provides direct access to the M25 and routes into London, as well as connections to nearby towns like Bicester and Hemel Hempstead.

The public transport options around the property are also robust, with regular bus services to Aylesbury town centre and the surrounding areas. Aylesbury railway station, located under a mile away, offers direct train services to London Marylebone, making the area a favourable choice for those commuting to London.

Verney House is well-served by both local and town-centre shopping options. Within a short walking distance, residents have access to a local amenities that includes a supermarkets, restaurants and food takeaway outlets. For more comprehensive shopping needs, Aylesbury town centre is within 15 minute walk offering a range of retail options, including the Friars Square Shopping Centre and leisure facilities such as a cinema and bar and dining options. This combination of local and town-centre retail and leisure amenities ensure that residents have access to both everyday essentials and more extensive shopping facilities.



VERNEY HOUSE

AYLESBURY

AYLESBURY DEMOGRAPHICS

Aylesbury is predominantly made up of Aspiring Homemakers, with 34% of the local area being younger households looking to purchase properties within their means. The population has risen annually by 2% since 2011, rising by 15,488 residents to a total population of 87,978. Ranking the 5th highest growth rate of any local authority in Great Britain. Projected to account for more than two thirds of Buckinghamshire's population increase to 2026.

Aylesbury has a catchment of 259,000 people within a 25 minute drive time as is ranked 27th of the top 50 rural places to live in 2018. (Halifax bank annual survey).

Awarded Garden Town status (2017) making it a more attractive place to live and work. 30 minutes from the ever popular retail destination, Bicester Village which attracts 7 million visitors a year.



87,978
POPULATION
OF AYLESBURY



2%
ANNUAL
POPULATION
GROWTH
RISING BY 15,488
SINCE 2011



2,394
PASSENGERS
DAILY USE
AYLESBURY
STATION



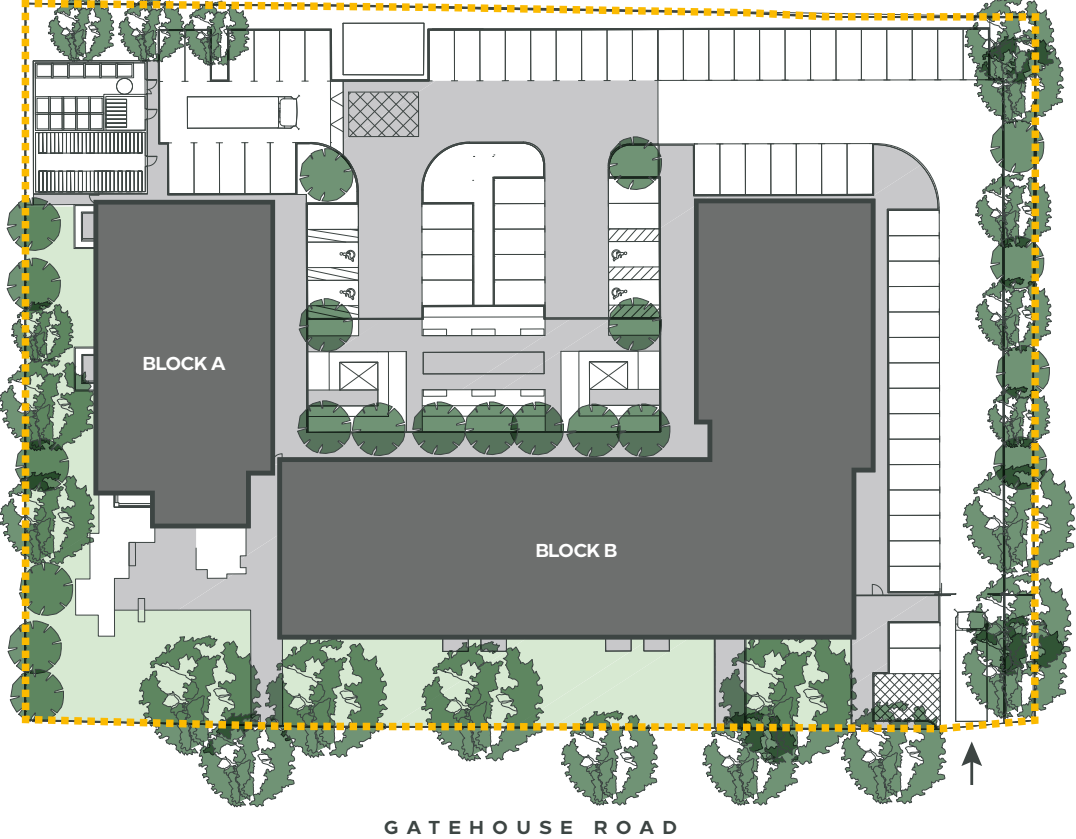
259K
PEOPLE LIVE
WITHIN A
25 MIN DRIVE

THE SITE

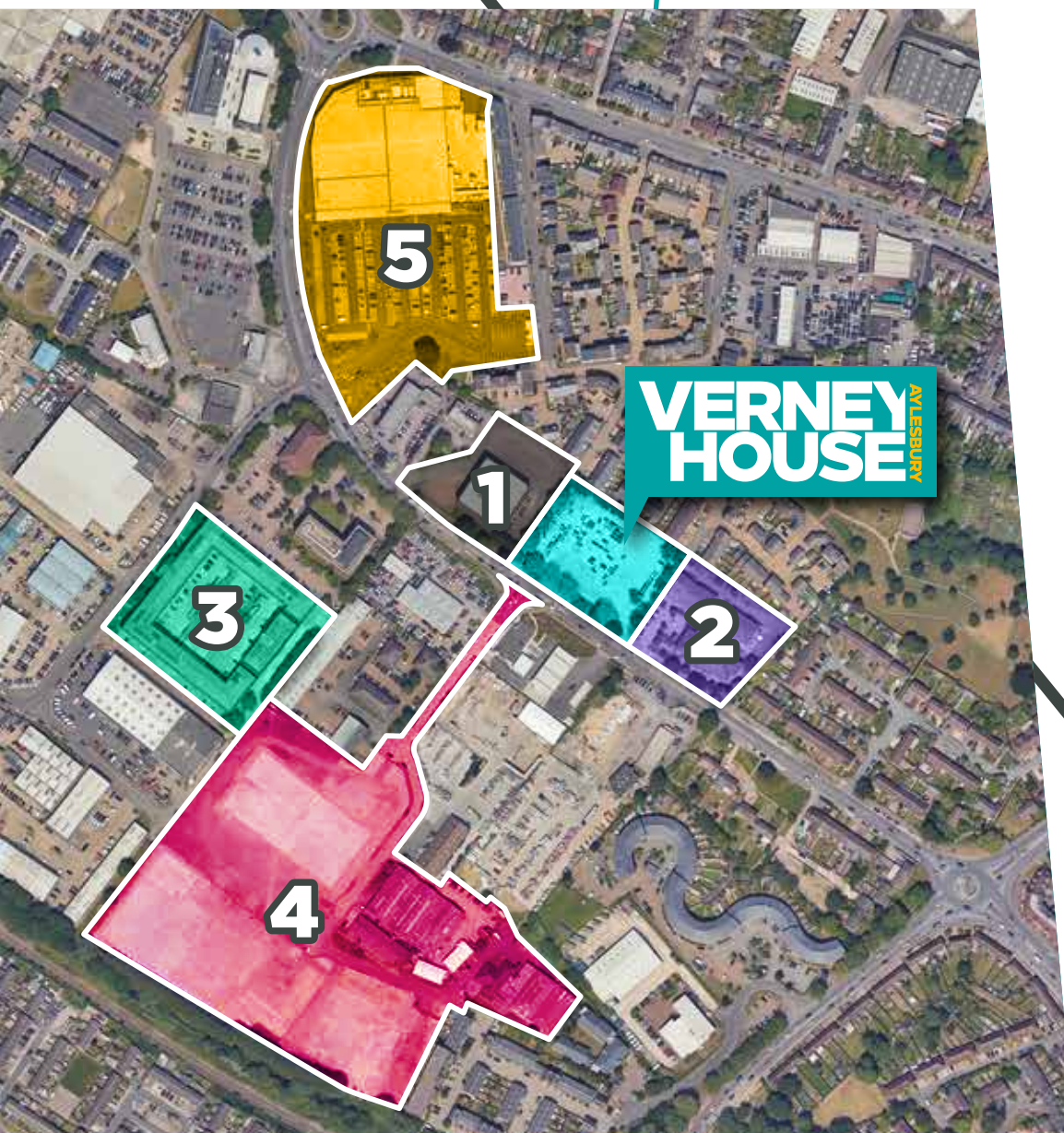
Verney House is broadly rectangular in shape and extends to 1.55 acres (0.62 hectares). The site is currently being used as an open-surface commercial car storage facility and self-storage containers, under a temporary planning consent. Previously, the site comprised an office building, which was last in use in September 2013 when the last occupant the Buckinghamshire Health Authority vacated the premises. Since then, the office building has been demolished and site cleared and broadly level. The site currently holds temporary planning consent for use as an open-surface commercial car storage facility and self-storage containers. The remainder of the site is characterised greenery and formal landscape planting across the site boundaries.

The site sits directly onto Gatehouse Road (A41) and accessed via an existing access point on the southern corner of the site. The A41 is one of the main arterial routes connecting to a number of local road networks and follows directly North to Bicester and South onto the M25 network. There are two bus stops within 0.5mile walk from the site.

The wider area is predominantly mixed-use in nature with including residential, offices, retail and light-industrial units. The northern and eastern boundary is predominantly residential in nature, with housing and a care home directly adjacent. To the south and west of the site is made up of offices, light-industrial and car dealerships. A large Sainsbury's supermarket is located within 2 minutes walk of the site.



FLOOR	GIA			NET FLOOR AREA		UNIT TYPE			TOTAL
	TOTAL	SQ M	SQ FT	SQ M	SQ FT	1B/2P	2B/3P	2B/4P	
GROUND FLOOR	23	1603	17,250	1,274	13,714	13	9	1	23
FIRST FLOOR	23	1608	17,307	1,326	14,270	9	13	1	23
SECOND FLOOR	23	1608	17,307	1,326	14,270	9	13	1	23
THIRD FLOOR	20	1440	15,498	1,181	12,715	8	9	3	20
FOURTH FLOOR	19	1320	14,205	1,073	11,553	10	8	1	19
FIFTH FLOOR	8	685	7,368	527	5,669	1	3	4	8
TOTAL	116	8,262	88,936	6,707	72,191	50	55	11	116
%						43.1	47.4	9.5	



PLANNING

Full planning application was submitted by FI REM under application (18/03590/APP) and granted by Aylesbury Vale DC in March 2022 for the site's redevelopment described as:

"Demolition of the existing building and the erection of 2 blocks up to 6 storeys to provide 116 apartments (Use Class C3) with associated car parking, cycle parking/store, refuse storage, landscaping, ancillary and associated works".

The scheme provides, in total, 73 car parking spaces and provision to store 120 cycle spaces.

There is a requirement to provide 9 Affordable housing units on-site forming up for 4 Affordable Rented Dwellings and five Share Ownership Dwellings. A viability assessment was carried out which concluding that it would not be viable to provide any financial contributions toward sports and leisure or education contributions. The s.106 has been signed and dated 22 March 2022. Aylesbury DC does not currently have a CIL charging schedule.

NO.	REF	DESCRIPTION OF DEVELOPMENT	DECISION
1	21/03147/COUOR	Determination as to whether prior approval (Class O) is required in respect of transport & highway impact, contamination risk, flooding and noise for the conversion of B1 offices to form 45 residential units (C3).	Approved – 05/10/2021
2	20/01883/APP	20/01883/APP Two storey extension over a single storey element of the existing three storey Residential Institution (Class C2). Avondale Care Home Gatehouse Road Aylesbury Buckinghamshire HP19 8EH	Approved – 25/08/2020
3	21/01446/APP	Change of use from offices to residential, including new mansard roof extension and an additional residential block providing a total of up to 163 residential units (of which 10 are existing), plus ancillary car parking, cycle parking and associated infrastructure Alton House Business Park Gatehouse Way Aylesbury Buckinghamshire	Approved – 17/06/2022
4	21/04113/APP	Development comprises the demolition of existing industrial buildings and the erection of new buildings (5no. units) for flexible Class E(g) (i) offices, (ii) research and development, (iii) industrial processes, B2 (general industrial) and B8 (storage / distribution) including ancillary offices, landscaping, access points off Gatehouse Close, car and cycle parking and associated engineering works. Land At Gatehouse Close Former Moeller Complex Aylesbury Buckinghamshire	Approved – 10/03/23
5	17/00554/APP	Construction of a supermarket (Use Class A1) and associated uses, including a customer cafe and goods online facility, surface level car parking; new signalled junction at Gatehouse Road and Gatehouse Way, associated widening of Gatehouse Road over 310m; new service access off Bicester Road; improved footways and cycleways, a new pedestrian refuge island on Gatehouse Road and a new bus shelter on Bicester Road Land East Of Gatehouse Road Bicester Road Aylesbury Buckinghamshire	Approved – 19/08/2019



FLOORPLANS

GROUND FLOOR

1 BED, 2 PERSONS x 13 2 BED, 3 PERSONS x 9 2 BED, 4 PERSONS x 1



FIRST FLOOR

1 BED, 2 PERSONS x 9 2 BED, 3 PERSONS x 13 2 BED, 4 PERSONS x 1



FLOORPLANS

SECOND FLOOR

1 BED, 2 PERSONS x 9 2 BED, 3 PERSONS x 13 2 BED, 4 PERSONS x 1



THIRD FLOOR

1 BED, 2 PERSONS x 8 2 BED, 3 PERSONS x 9 2 BED, 4 PERSONS x 3



FLOORPLANS

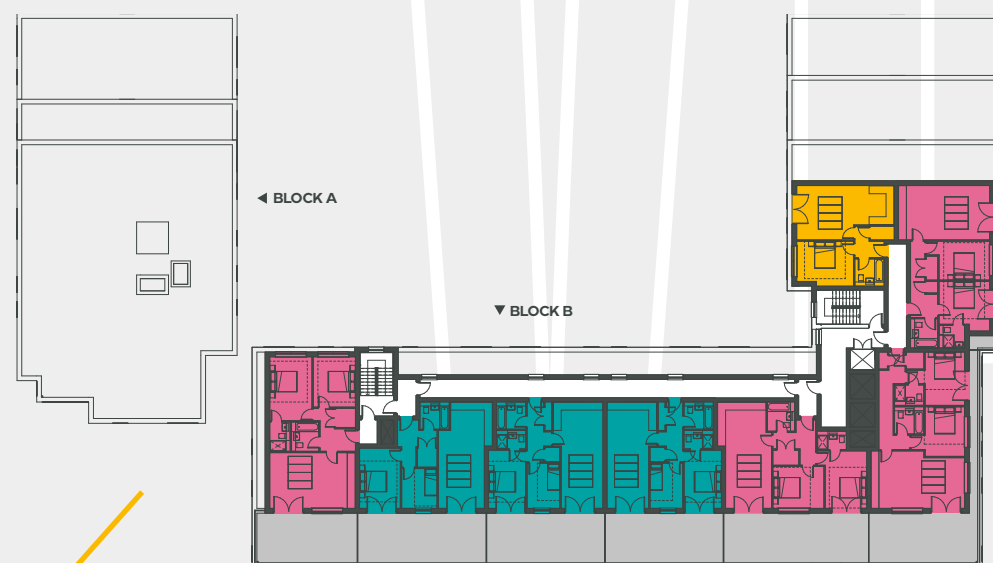
FOURTH FLOOR

1 BED, 2 PERSONS x 10 2 BED, 3 PERSONS x 8 2 BED, 4 PERSONS x 1



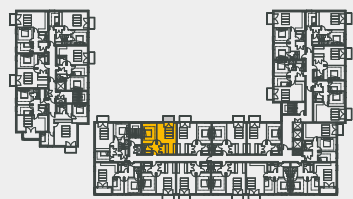
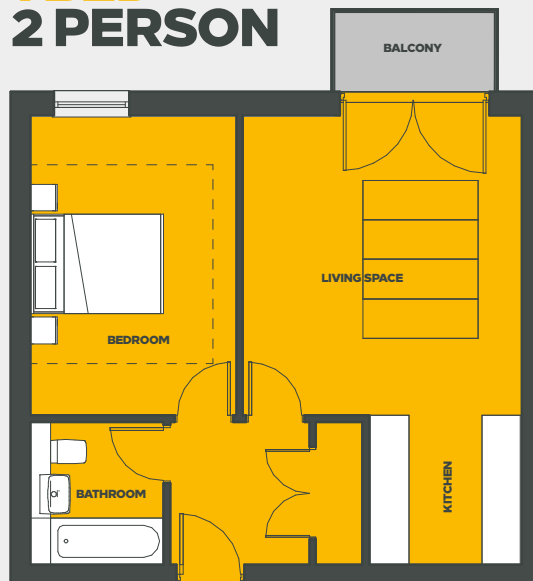
FIFTH FLOOR

1 BED, 2 PERSONS x 1 2 BED, 3 PERSONS x 3 2 BED, 4 PERSONS x 4

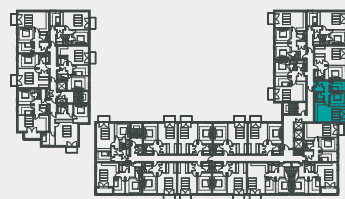
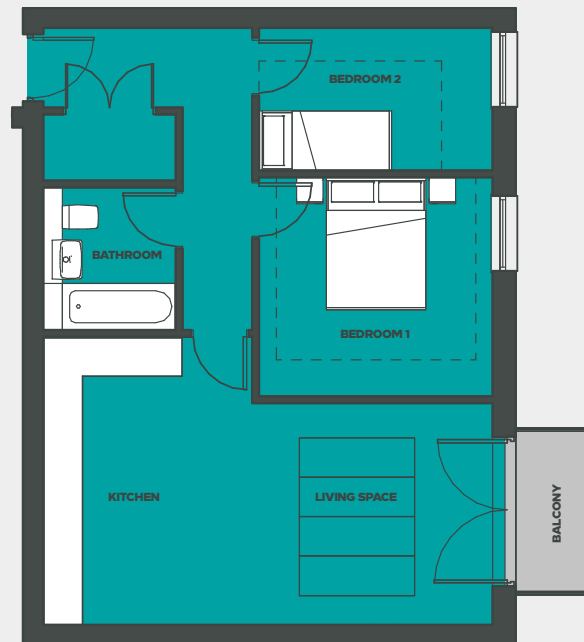


TYPICAL FLOORPLANS

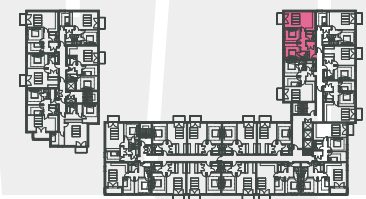
1 BED 2 PERSON



2 BED 3 PERSON



2 BED 4 PERSON



KEY INFORMATION

TENURE

The freehold interest of the site is for disposal with vacant possession. The freehold interest is registered under title number BM163643.

Copies of the Title documents are available in the Data Room.

DISPOSAL PROCESS

The site is for disposal via informal tender. Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated. All bidders are required to complete the Bid Submission Template which will be made available in the Data Room. Bidders should submit their bid by email to Charles McLean (ccmclean@lsh.co.uk) and Davinder Nagra (dnagra@lsh.co.uk) at Lambert Smith Hampton and Paul Curtin (paul.curtin@countrywide.co.uk) at Countrywide with subject reference: "Verney House – Bid". All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

VIEWINGS

Viewings will be strictly by appointment with the agent.

DATA ROOM

Interested parties requiring access to the data room should register their interest to view supporting documents.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.

VAT

Verney House is VAT elected.

VERNEY
HOUSE
AYLESBURY

CONTACT

For further technical information regarding the site opportunity please contact the sole agents at FI Developments.

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Hampton**

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MANAGEMENT**

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