

FOR SALE

LAND ON THE NORTH SIDE
OF LECKHAMPSTEAD ROAD,
AKELEY, NR BUCKINGHAM
MK18 5HF

GUIDE PRICE: £750,000

Attractive rural development opportunity of just under 1 acre in sought after village nr Buckingham to build 4 substantial village homes.



JEFFREY SERVENT, LAND DIRECTOR, CONNELLS LAND & NEW HOMES,
6, WOOD HILL, NORTHAMPTON, NORTHAMPTONSHIRE, NN1 2DA

T: 01604 622444 M: 07765 598986 E: JEFFREY.SERVENT@CONNELLS.CO.UK

LAND & PLANNING

SITE AND LOCATION

This is a highly attractive rural development opportunity of just under 1 acre to build up to 4 substantial village homes on the edge of lovely Akeley village. Akeley is a village and civil parish about 2.5 miles north of Buckingham in the Aylesbury Vale district of Buckinghamshire. There are far-reaching views to the rear which the properties will enjoy.

Leckhampstead Road has a mixture of houses of various ages and older character homes, and is just a short walk to the village centre with its pubs, school and facilities. There are mature trees to the front and established hedging to the rear.

The site is available with vacant possession but subject to an agricultural right of access of no more than 4.5m in width between Leckhampstead Road and the adjacent field to the north of the site, for vehicles, machinery and animals.

The precise route of this right of access is able to be determined by the purchaser as part of any detailed application for planning. Further information available upon request. An additional buffer of approximately 20m to the adjacent field to the north is included. This buffer land could have a variety of uses such as bio-diversity planting, subject to any planning obligations and/or change of use approvals.

• Mature rural village site for development with outline planning granted.

- Sought after Buckinghamshire village of Akeley
- Outline planning approved for 4 residential homes on circa 0.93 acres.
- Additional buffer land included.
- Offers invited subject only to contract

VIEWING

The entrance to the land can be viewed from Leckhampstead Road though please note that all viewings onto the land itself are strictly by appointment with Connells.

OFFERS

Offers are invited subject to contract only. Full details of funding source, and company details, will be required together with any supporting details of similar projects completed and company history. The vendor reserves the right not to accept the highest, or any offer, on the site. An agreed sale will be expected to proceed to exchange and completion without undue delay.



PLANNING

Outline planning to Buckinghamshire Council was initially refused for 4 dwellings with some matters reserved (reference 22/03877/AOP), and subsequently granted at Appeal on 20th February 2024, reference APP/J0405/W/23/3330307. A reserved matters application will need to be submitted and approved and the purchaser developer will need to engage on relevant matters including Biodiversity Net Gain, Ecology, drainage and flooding. There is an agreed S106 which includes provision for a likely off-site affordable housing payment, in addition to other costs.

AGENTS NOTES

A Data Pack is available to include S106 agreement, plans and drawings, ecology report and Decision Notices. Aylesbury Vale does not currently have a CIL charging schedule though this is currently under review.

CONTACT

Jeffrey Servent, Land Director, Connells
Land & New Homes, 6, Wood Hill
Northampton, Northamptonshire, NN1 2DA

T: 01604 622444 M: 07765 598986

E: JEFFREY.SERVENT@CONNELLS.CO.UK

These details do not constitute an offer or contract or any part thereof. Connells Land & New Homes does not make or give, either in these particulars or during negotiations or otherwise, any warranty representation whatsoever in relation to the land described in these particulars. All measurements are given as a guide and no liability will be accepted for any errors there from. All potential purchasers should satisfy themselves as to any matters concerning the site.