

Main Street, Grendon Underwood,
Buckinghamshire, HP18 0SJ

**CIRCA 2.21 ACRES (0.89
HECTARES) OF LAND ACCESSED
FROM THE MAIN STREET IN THE
VILLAGE THAT HAS BEEN
IDENTIFIED AS HAVING
DEVELOPMENT POTENTIAL**

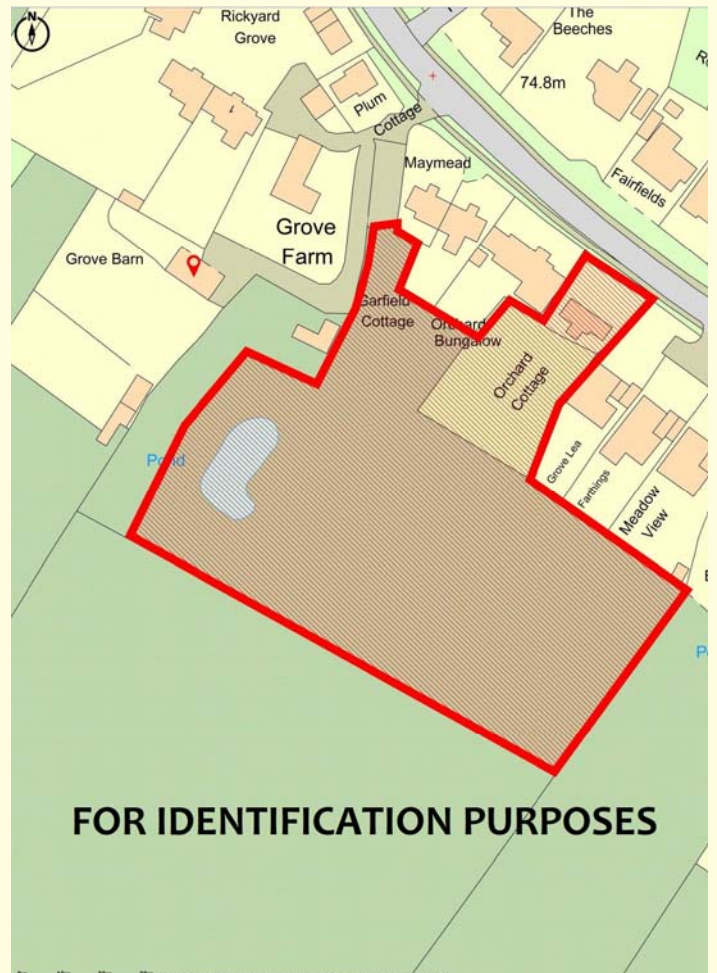
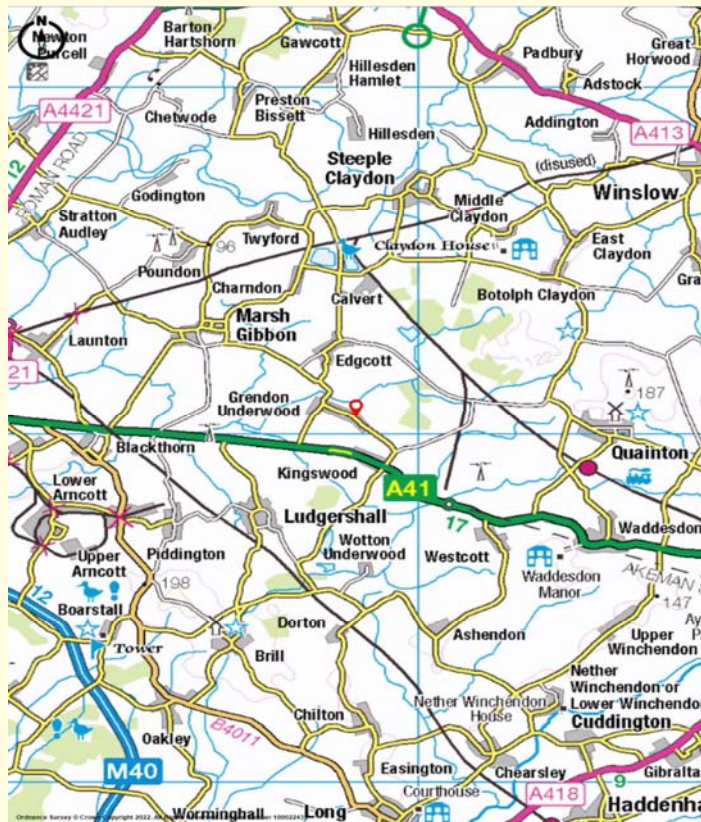
FOR SALE FREEHOLD

MAIN STREET, GRENDON UNDERWOOD

CURRENTLY AT THE FRONT OF THE SITE IS A DETACHED PROPERTY. THE PROPOSAL WOULD BE TO DEMOLISH THE EXISTING PROPERTY AND FORM A NEW ACCESS ROAD WHICH WOULD SERVE THE LAND.

PLANNING CONSENT WAS APPLIED FOR AND TURNED DOWN IN 2017 FOR UP TO 20 UNITS, THE APPLICATION IS AVAILABLE TO VIEW ON THE AYLESBURY VALE DISTRICT COUNCIL WEBSITE PLANNING SECTION UNDER REFERENCE NUMBER: 17/04829/AOP

INTERESTED PARTIES ARE ASKED TO MAKE THEIR OWN ENQUIRIES REGARDING THE LAND AND ANY POSSIBLE BUILDING SCHEMES AND THE VENDORS ARE OPEN TO PROPOSALS INCLUDING OPTION AGREEMENTS



IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.