

Moreton Road, Buckinghamshire

MORETON ROAD, BUCKINGHAM, MK18 1JZ

Freehold Residential Development Opportunity



savills

Outline for indicative purposes only



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LOCATION

The site is located on the edge of Buckingham being approximately 0.4 miles to the north of the town centre. Buckingham is a market and University town in north Buckinghamshire benefiting from a range of facilities and leisure amenities and has a population of circa 12,890 (2011 Census).

Milton Keynes is located approximately 13 miles to the east of the site and can be easily accessed via either the A421 or the A222. The nearest train station to the site is Wolverton in Milton Keynes which provides direct regular services to London Euston within 50 minutes. Also, Winslow train station which is approx. 6.2 miles from the site is due to open in 2025 which will provide direct services to Oxford and Cambridge.

SITE DESCRIPTION

The site comprises circa 1.7 acres (0.69 hectares) of greenfield land and is broadly rectangular in shape. It is located within a well established residential area and is bounded by the A413 immediately to the east. To the west is a Recreation Ground which is owned by Buckinghamshire Council.

Currently there is an access road on the site to the adjoining land at 73 Moreton Road. Our client has an agreement in place with the adjoining landowner for them to use the new access road which will be put in as part of the development. The site plan can be found in the information pack.

KEY HIGHLIGHTS

- Freehold residential development opportunity for sale;
- Greenfield site extending to circa 1.7 acres (0.69 hectares);
- Reserved Matters approval for 12 dwellings (Buckinghamshire Council 19/00902/ADP)
- Unconditional offers invited by noon on Friday 27 July 2024





TECHNICAL PACK

A supporting technical pack will be made available on request. Please contact Savills for log in details. The Technical Pack contains all relevant planning, technical and legal information.

VIEWINGS

Access to the site will be permitted strictly by appointment. Interested parties are requested to contact the selling agent to discuss any particular points which are likely to affect their interest in order to ensure that a wasted journey is not made.

Please note that neither the vendor nor their agent will be responsible for any damage or loss caused to any potential purchasers, their agents or consultants while on site.

PLANNING

The site has Reserved Matters approval (ref: 19/00902/ADP) for residential development of 12 dwellings. Reserved Matters approval was issued 21 November 2023. Further information on subsequent s96a, s73 and condition discharge applications can be found in the Technical Pack.

Below are unit sizes (Gross Internal Areas) excluding garages for the units; please note that these figures are provided by the vendor's appointed architect. Interested parties are advised to make their own measurements.

Floor Area	Sq Ft	Sq M
Plot 1	995	92.4
Plot 2	1,107	102.8
Plot 3	1,107	102.8
Plot 4	1,492	138.6
Plot 5	1,752	162.76
Plot 6	1,527	141.9
Plot 7	2,000	185.85
Plot 8	1,539	143
Plot 9	710	66
Plot 10	710	66
Plot 11	1,404	130.4
Plot 12	995	92.4
Total	15,338	1,424.91

LEGAL

The land is owned freehold and is registered under Title number BM373800. The registered proprietor is M A Healy Limited.

Further information relating to the title can be found in the Technical Pack. Parties are advised to take legal advice when considering the title.

LOCAL AUTHORITY

Buckinghamshire Council
Walton Street Offices
Walton Street
Aylesbury
HP20 1UA
<https://www.buckinghamshire.gov.uk>



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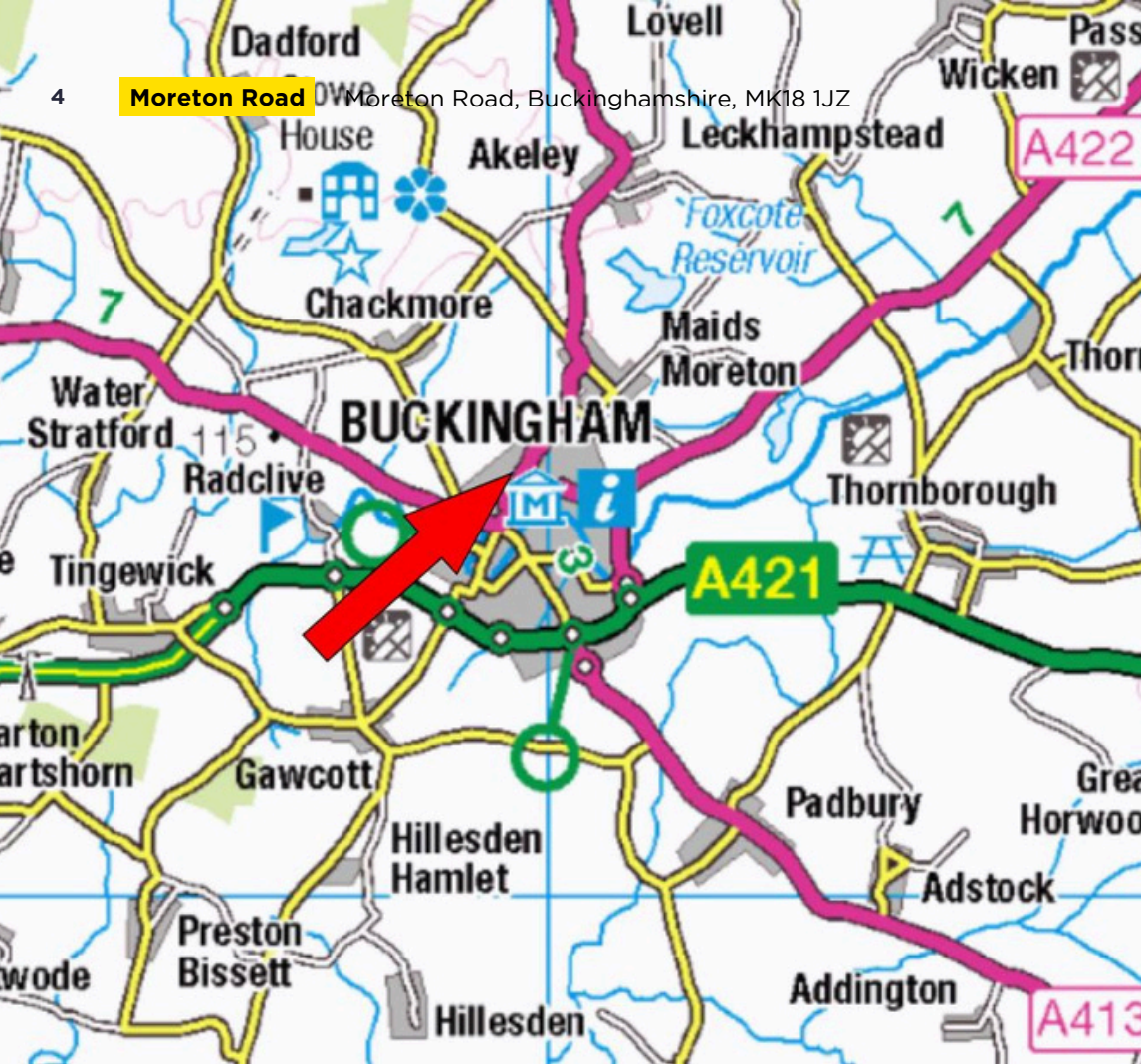
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Designed and produced by Savills Marketing: 020 7499 8644 | June 2024

METHOD OF SALE

The property is to be sold by way of informal tender. Offers are invited on an unconditional basis. The deadline for offers is by noon on **Friday 27 July 2024**.

Please note that the Vendor will not be obligated to accept the highest or any offer.

In order that we are able to appraise all offers on a like for like basis, please provide the following information in support of your bid:

- The unconditional sum to be paid for the freehold;
- Details of any overage provision if applicable (including how the overage is to be calculated and when it is to be paid);
- Details of any further information required or investigations to be carried prior to exchange including anticipated timescales for carrying out proposed works;
- Specify any assumptions made in relation to anticipated abnormal development costs associated;
- Confirmation of your anticipated timescales for exchange and completion of contracts;
- The source and availability of finance for the purchase making it clear whether finance will need to be raised using the Site for security;
- Confirmation that your bid has received full board approval, or equivalent, and if not, the process, and anticipated timescales required to obtain such approval;
- Specify your proposed exchange deposit and confirm that this will be non-refundable;
- Provide any other information that you feel should be taken into consideration in the assessment of your bid; for example, recent experience of delivering schemes of this nature in the vicinity or in dealing with Buckinghamshire Council.

Following the receipt of initial offers it is likely that we will meet with a small selection of developers prior to selecting a preferred party and agreeing Heads of Terms.

CONTACT

For further information please contact:

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07815 465 420

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