



Rockwell Barn, Reads Lane,  
Cublington, Bucks LU7 0LE

**Taylor & Co**  
LAND & PROPERTY CONSULTANTS

**Rockwell Barn, Reads Lane,  
Cublington, LU7 OLE**

**Proposed Access Plan:-**

Description

This circa 4725 square foot (net internal area plus overhang) (single storey) barn has recently qualified for conversion to a residential dwellinghouse via the class Q process.

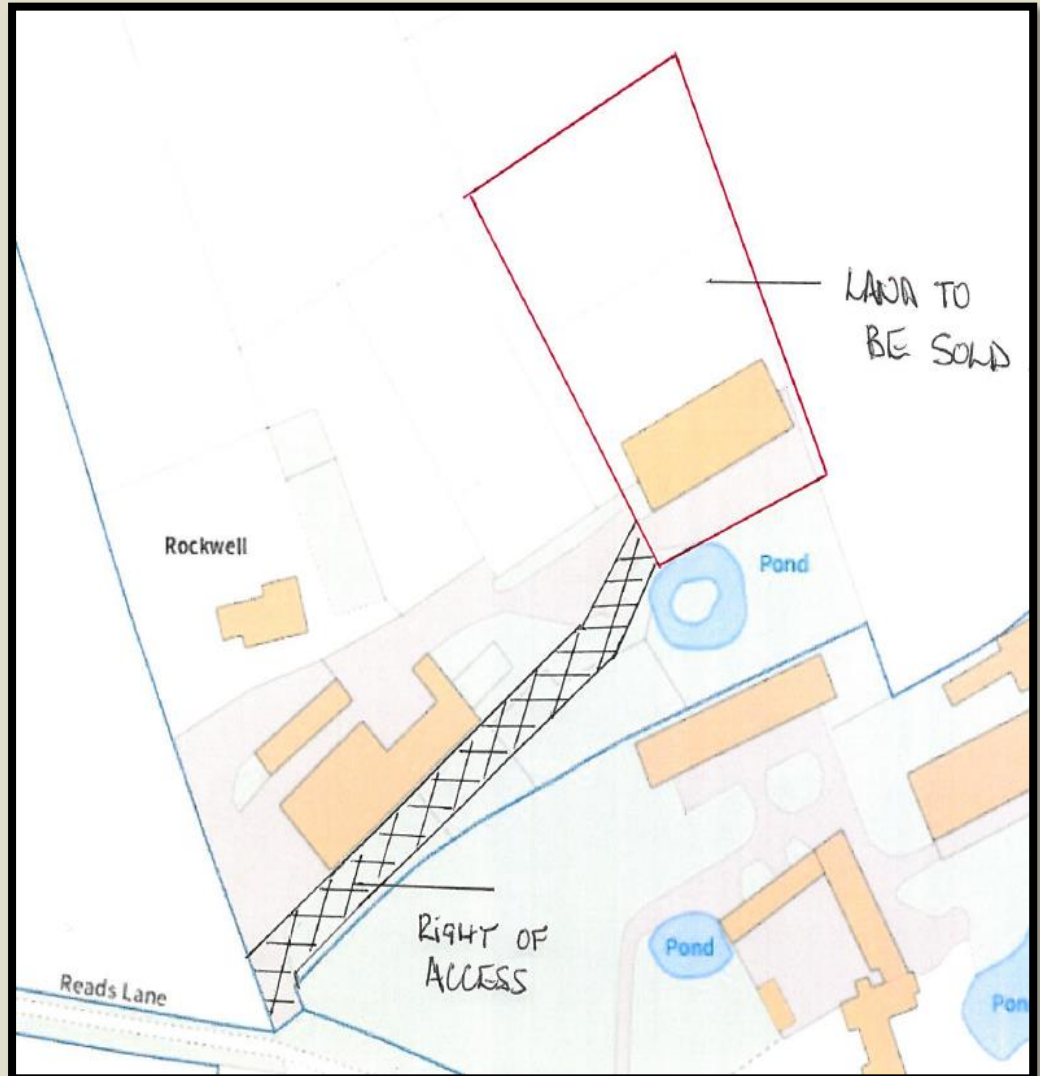
The barn is in an absolutely stunning country location with far reaching uninterrupted views over the countryside.

The barn will come with a plot of approximately  $\frac{3}{4}$  of an acre (sts) and access over a new long drive.

Sale

We are selling the barn via an unconditional sale process and any buyer will have the freedom to make a fuller application to create the home of their dreams.

**Guide Price - £625,000**







**BUCKINGHAMSHIRE COUNCIL**

**Town and Country Planning (General Permitted Development) (England) Order 2015  
(as amended)**

**24/01332/COUAR**

Mr Frazer Hickling  
Kingsbrook House  
7 Kingsway  
Bedford  
MK42 9BA  
United Kingdom

Mr Adrian Gotzheim  
Rockwell Farm  
Reads Lane  
Cublington  
Buckinghamshire  
LU7 0LE

Process set out by Part 3, Class Q, of Schedule 2 of the Town and Country Planning  
(General Permitted Development) (England) Order 2015 (as amended)

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as  
amended by section 4 (1) of the Growth and Infrastructure Act 2013)

The local planning authority, hereby **GRANT PRIOR APPROVAL** for the proposed  
development at the address shown below:-

**Address of the proposed development:**

Rockwell, Reads Lane, Cublington, Buckinghamshire, LU7 0LE

**Description/Information provided of the proposed development:**

Determination as to whether prior approval is required in respect of transport & highway  
impact, noise, contamination risk, flooding and locational considerations for the conversion of  
an agricultural building into one dwellinghouse (Class Q(a)) and in relation to design and  
external appearance of the building (Class Q(b))

**Subject to the following condition(s):**

- 1 The change of use as shown on drawing numbers SK100 Proposed Floor Plan,  
SK101 Proposed Elevations (received by the Local Planning Authority on 30 April  
2024) and drawing number SK102 Rev A Proposed Location and Site Plan (received  
by the Local Planning Authority on 11 July 2024) shall be implemented and works  
completed within three years of the date of this prior approval.

Reason: To accord with the requirement set out in Class Q, Q.2 (3), Part 3 to  
Schedule 2 of the Town and Country Planning (General Permitted Development)  
(England) Order 2015 (as amended).

- 2 The scheme for parking and manoeuvring as shown on approved drawing number  
SK102 Rev A Proposed Location and Site Plan (received by the Local Planning  
Authority on 11 July 2024) shall be laid out prior to the initial occupation of the

dwellinghouse hereby permitted and that area shall not thereafter be used for any  
other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to  
minimise danger, obstruction and inconvenience to users of the adjoining highway in  
accordance with policies T1, T4, T5 and T6 of the Vale of Aylesbury Local Plan and  
the advice within the National Planning Policy Framework.

- 3 The development shall be implemented in accordance with Section 5 (Avoidance,  
Mitigation & Compensation) of the Preliminary Ecological Appraisal and Great  
Crested Newt Scoping Survey, Rockwells, Eco-Check, October 2022.

Reason: To ensure the survival of species protected by legislation and notable  
species that may otherwise be affected by the development in accordance with policy  
NE1 of the Vale of Aylesbury Local Plan and the advice within the National Planning  
Policy Framework.

- 4 Prior to the commencement of works, a precautionary working statement in the form  
of Reasonable Avoidance Measures (RAMS) or Non-Licensed Method Statement  
(NLMS) for Great Crested Newts shall have been submitted to and approved in  
writing by the Local Planning Authority. The development shall thereafter be carried  
out in accordance with the approved statement.

Reason: A pre-commencement condition is required to ensure that measures are  
undertaken regarding Great Crested Newts to ensure the development safeguards  
protected species in accordance with policy NE1 of the Vale of Aylesbury Local Plan  
and the advice within the National Planning Policy Framework.

**Informative(s)**

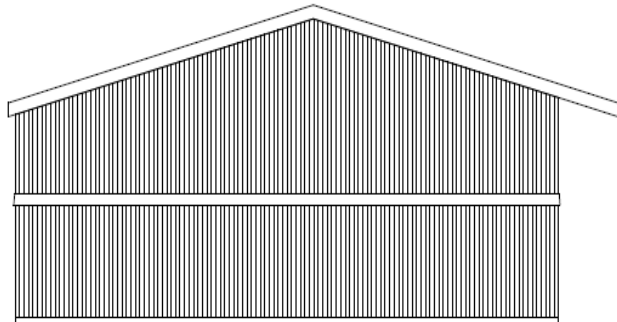
- 1 The applicant is reminded that, under the Wildlife and Countryside Act 1981, as  
amended (section 1), it is an offence to remove, damage or destroy the nest of any  
wild bird while that nest is in use or being built. Planning consent for a development  
does not provide a defence against prosecution under this act. [Buildings, trees,  
scrub and other vegetation] are likely to contain nesting birds between 1st March and  
31st August inclusive. [Buildings, trees, scrub and other vegetation] are present on  
the application site and are to be assumed to contain nesting birds between the  
above dates, unless a recent survey has been undertaken by a competent ecologist  
to assess the nesting bird activity on site during this period and has shown it is  
absolutely certain that nesting birds are not present.



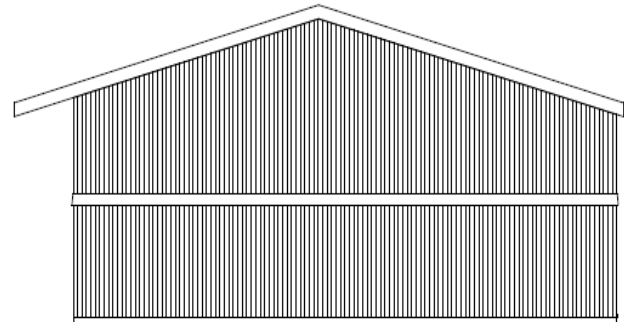
**Eric Owens**  
**Service Director Planning and Environment**  
On behalf of the Council  
17th July 2024



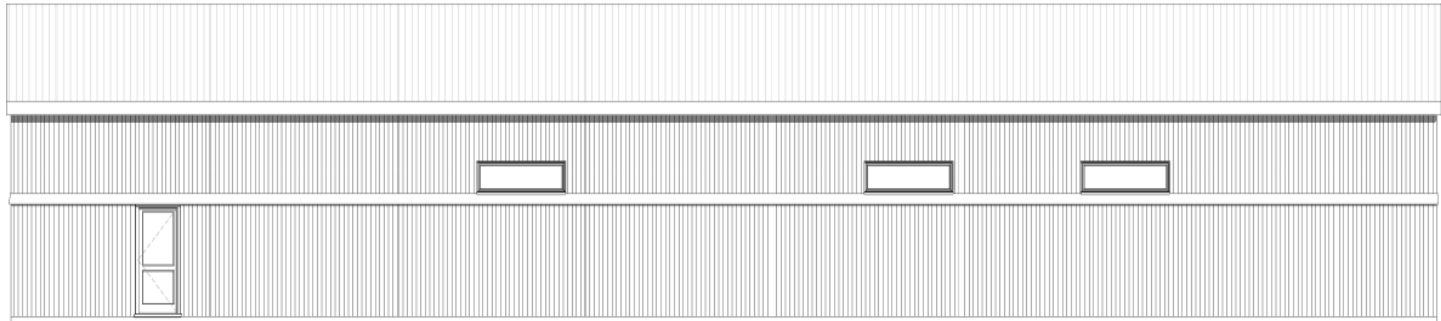
**Front Elevation**  
1 : 50



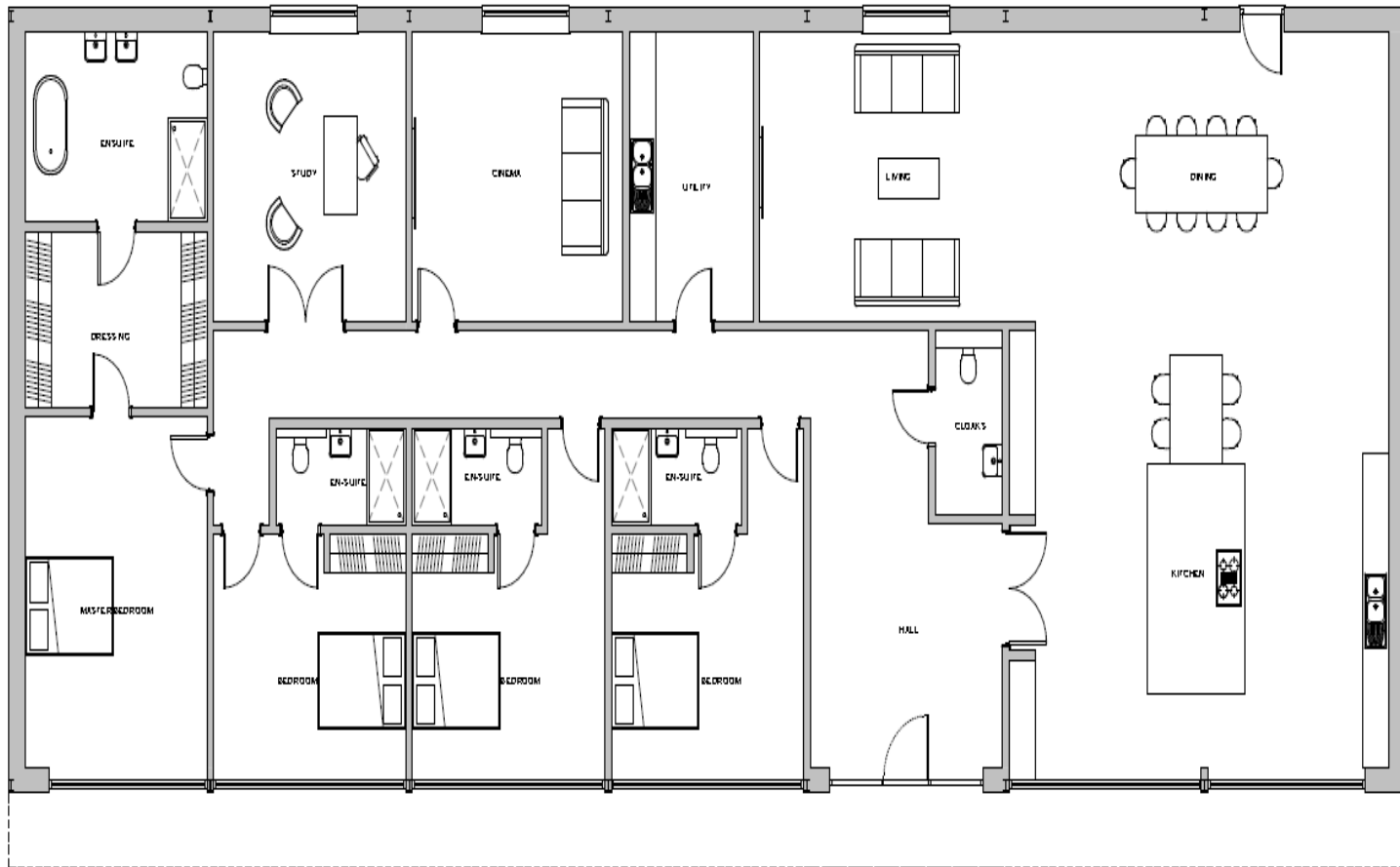
**Side Elevation**  
1 : 50



**Side Elevation**  
1 : 50



**Rear Elevation**  
1 : 50



Ground FFL  
1:50

**Local Authority** Buckinghamshire Council – Planning Ref: 24/01332/COUAR

**Tenure** Freehold

**Services** Gas and Electricity available. Foul drainage by water treatment at Buyer's cost in land they purchase.

**Viewing** Strictly by appointment only.

**Agent** Taylor & Co Land and Property Consultants  
**Glenn Taylor** – 01234 391099  
Land and Development Department

### VAT

The Seller reserves the right to waive their exemption from charging VAT on the land, and it is likely that the purchase price will be subject to VAT. All offers should be submitted exclusive of VAT, but on the assumption that VAT may be charged in addition to the purchase price.

### Important Notice

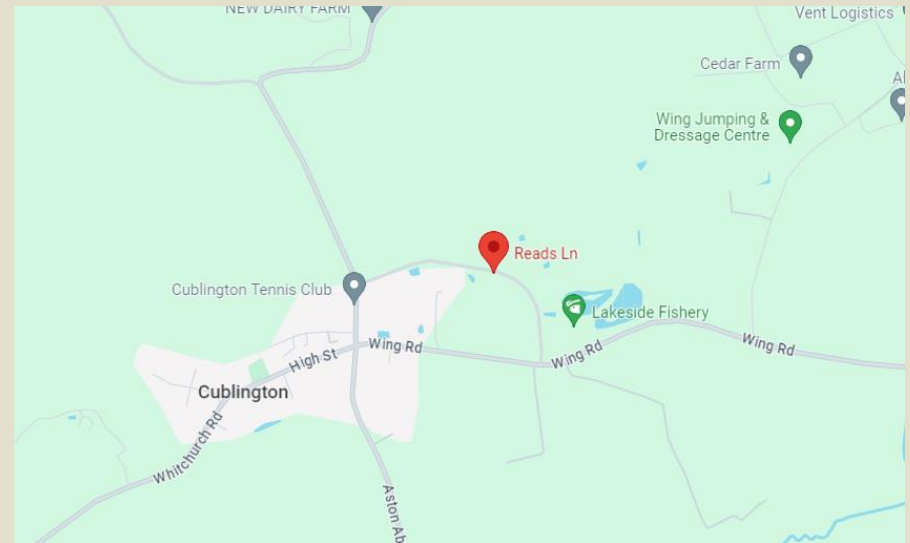
The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever.

None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



**The Estate Office,  
Manor Farm, Astwood, MK16 9JS**

**Tel : 01234 391099**

**www.taylorpropertyconsultants.com**

