An aerial photograph showing a residential property. In the foreground, there is a large, well-maintained green lawn. To the left, a large brick building with a tiled roof is visible. In the center, there is a large, overgrown grassy area with several trees and a small, dilapidated wooden structure. To the right, there are more residential buildings, including a prominent one with a red-tiled roof and a white car parked nearby. The background shows a rolling landscape with green fields and trees under a clear sky.

High Street South,  
Stewkley, Bucks  
LU7 0HR

**Taylor & Co**  
LAND & PROPERTY CONSULTANTS

**High Street South,  
Stewkley, LU7 0HR**

Individual building plot in super location with future potential and with full planning permission to construct a substantial five bedroom property.

Working drawings are virtually complete and the site is available to work on immediately.

Stewkley is a classic English Village in Buckinghamshire and properties are well sought after.

With a completed sales value in the region of £1.5m, offers are invited for the freehold of the land based on the guide price of £495,000. The plot extends to three quarters of an acre (subject to survey).

The whole plot was recently subject to a split appeal decision.

The application for two was awarded as one on land inside the Village development limit but refused one outside. The land represents potential for more development in the future subject to planning in a fast-changing planning system. Please enquire for further details.

Would suit up and coming developer currently building and with an ambition to build own house for occupation.

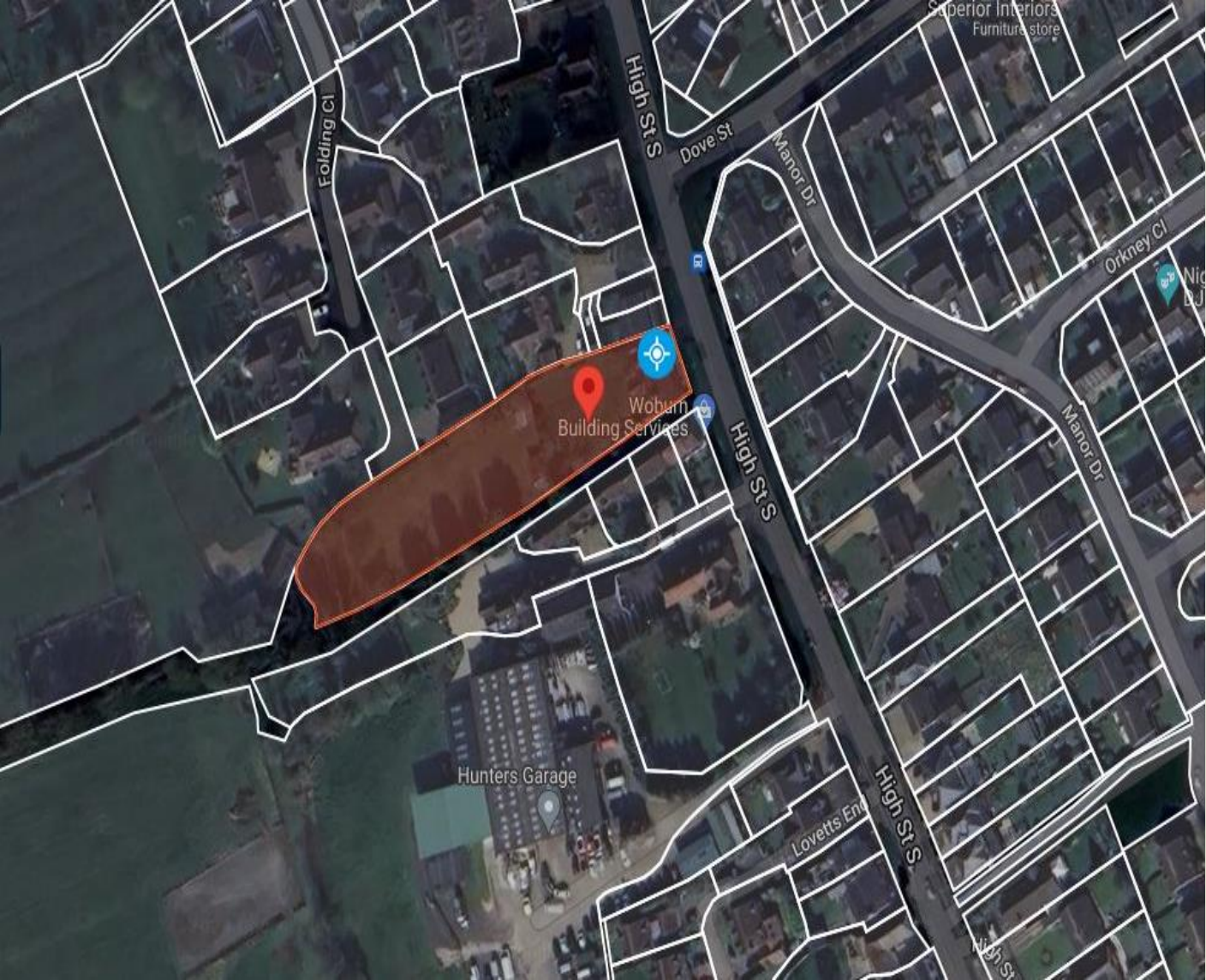
**Guide Price - £495,000**













PROPOSED FRONT FACING ELEVATION (PLOT 1)  
1:100@A3

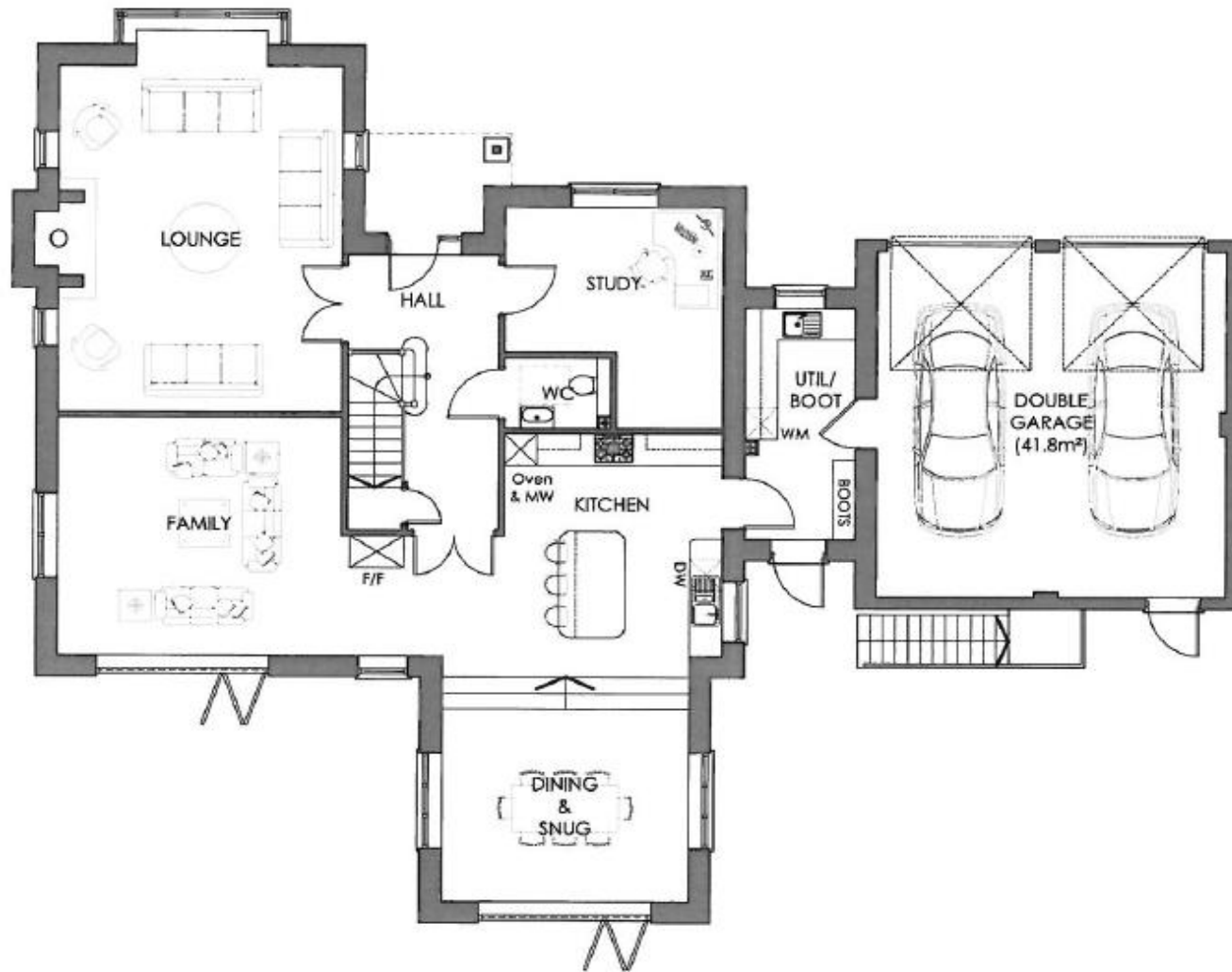




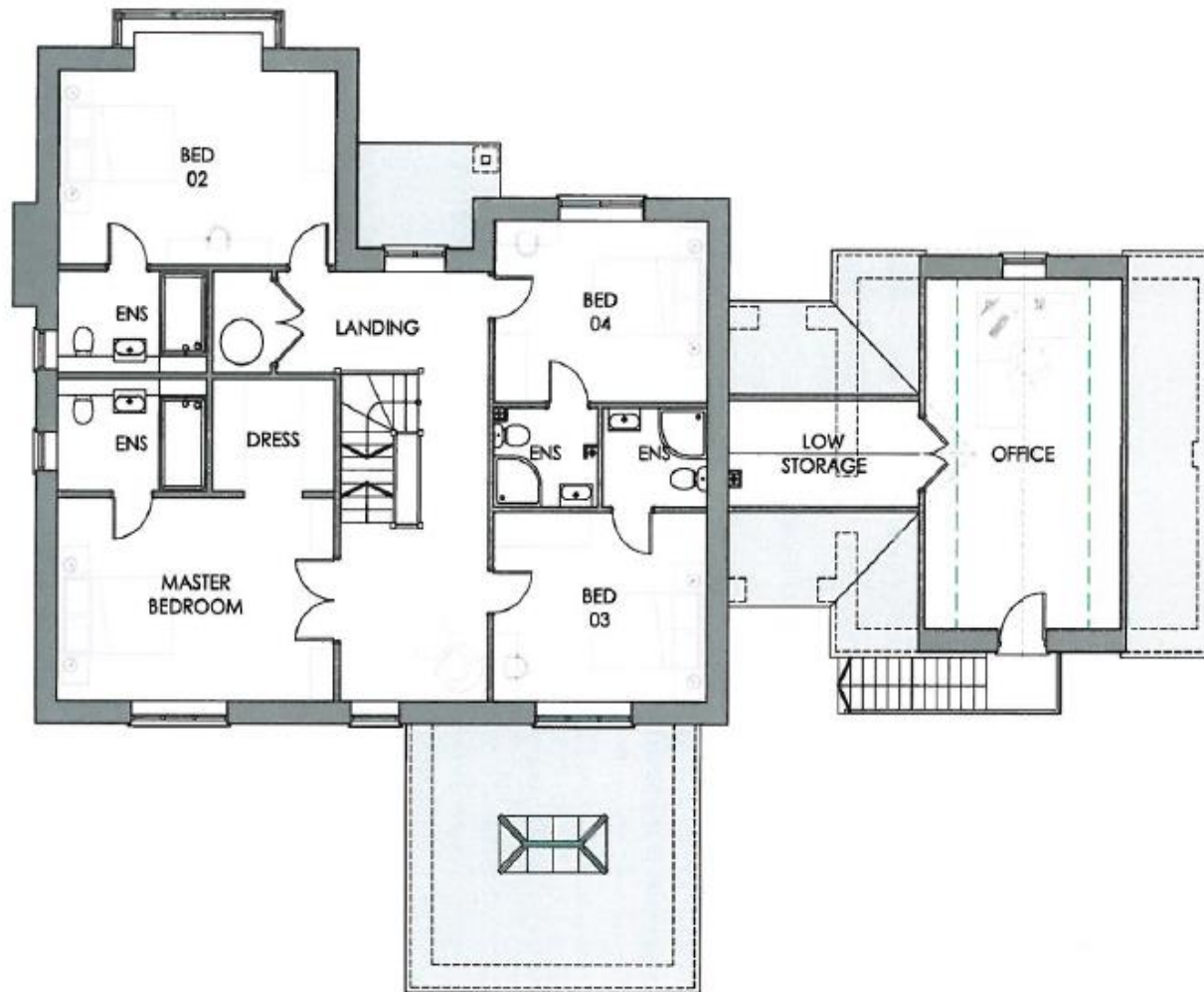
PROPOSED REAR ELEVATION (PLOT 1)  
1:100@A3







**PROPOSED GROUND FLOOR PLAN -148m<sup>2</sup> (Excluding Garage)**  
1:100@A3



**PROPOSED FIRST FLOOR PLAN -139m<sup>2</sup> (Includes room above Garage)**  
1:100@A3

**Local Authority** Buckinghamshire Council

**Tenure** Freehold

**Services** Please make your own enquiries

**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**

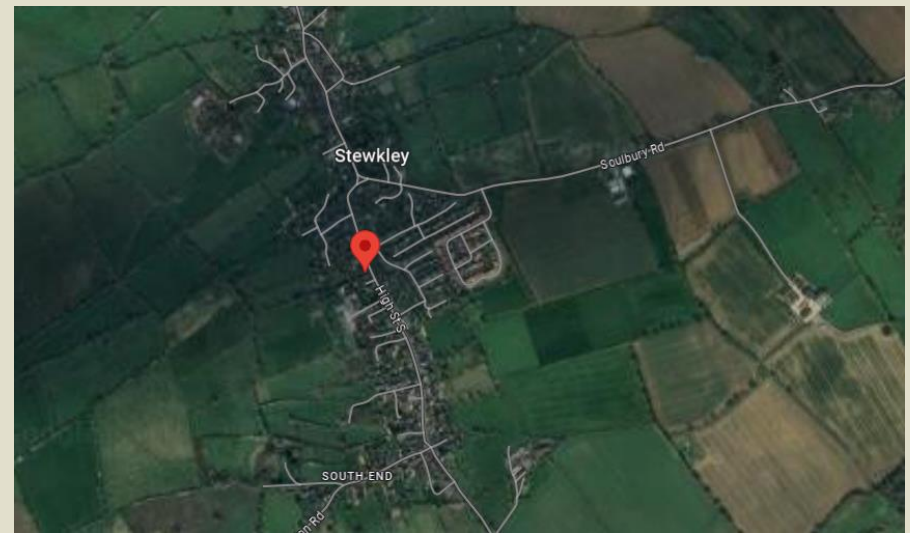
The Agents for themselves and for the Seller give notice that:

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**

