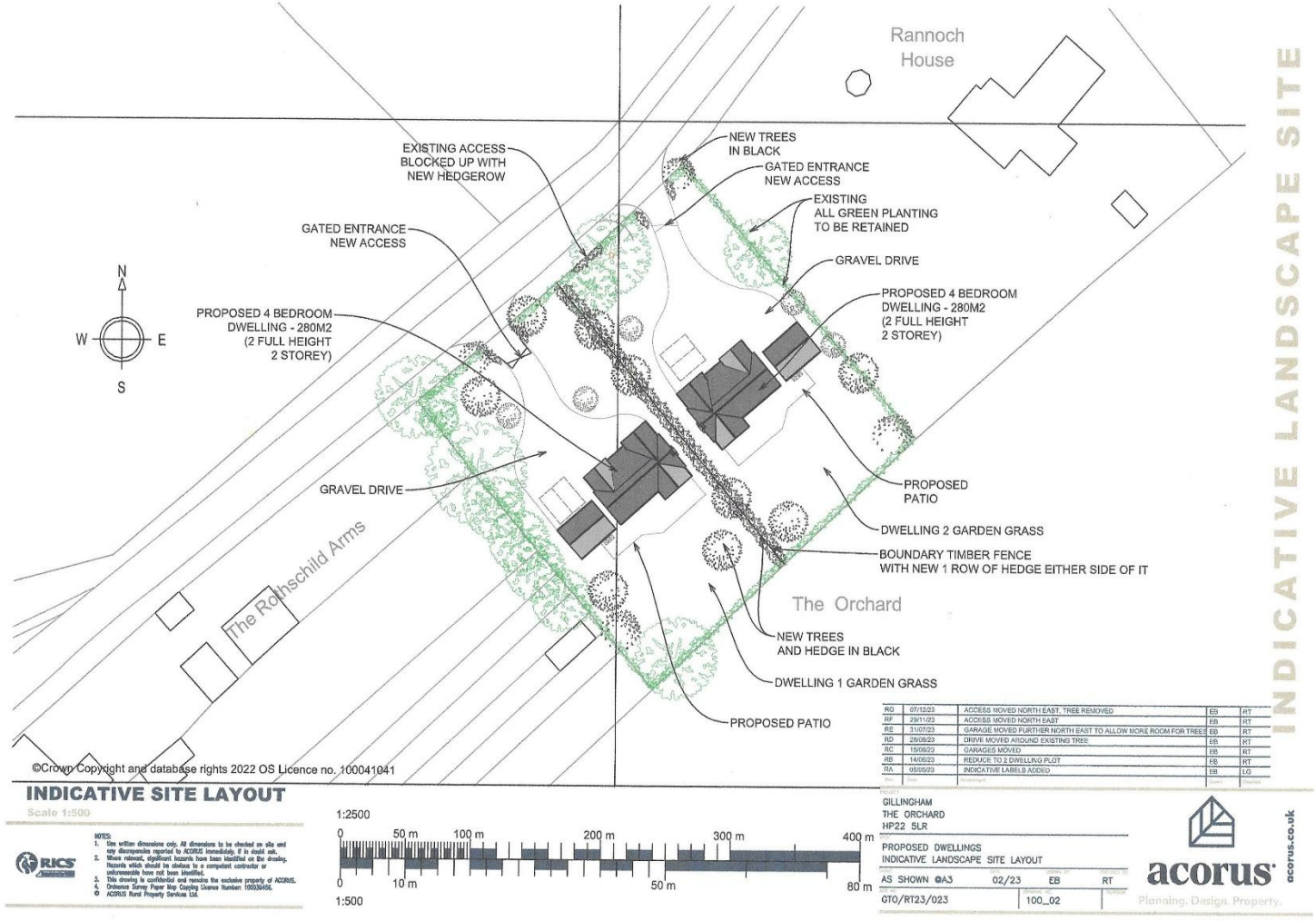
brown & merry



A rare opportunity for developers or those looking for a self build plot. Planning approved for two 3000sqft detached homes with countryside views. 0.75 acres total plot size.

The plot is located in a highly desirable position and backs directly onto countryside and has a lovely secluded atmosphere. Road and rail links are extremely convenient with the A41 dual carriageway being easily accessible and mainline train stations at nearby Wendover (Marylebone) and Tring (Euston). The land is level and has mains water and mains electricity on site already.

The sellers have paid the Section 106, SANG and Chiltern Beechwood SAC payments and carried out various reports that can be seen in detail on Buckinghamshire Council website reference 23/01334/AOP

While outline planning has been granted for two family homes, this three quarter acre plot may appeal to those looking for a self build ‘dream home’.

Property Reference:TRG109156 - 0002

LAND AT LOWER ICKNIELD WAY BUCKLAND BUCKINGHAMSHIRE HP22 5LR Guide price £700,000

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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OUTLINE PLANNING APPROVED FOR TWO 3000 SQFT HOMES

IDEAL FOR DEVELOPERS OR SELF BUILD

SECTION 106, SANG AND CHILTERNS BEECHWOOD SAC PAID

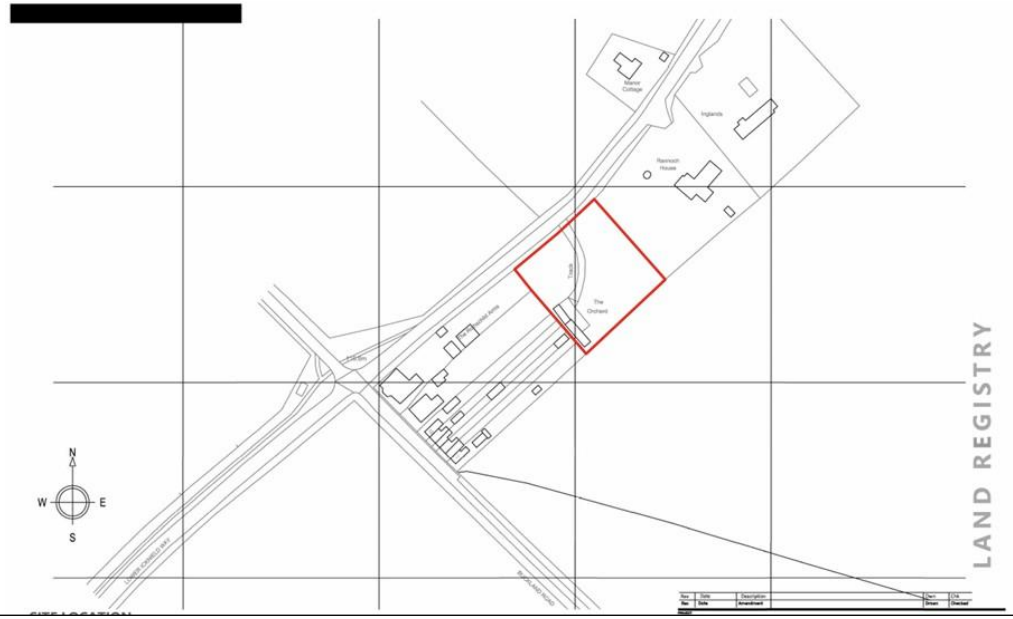
MAINS WATER AND MAINS ELECTRICITY ON SITE

COUNTRYSIDE VIEWS

LOVELY LEVEL PLOT

SUPERB ACCESSIBILITY FOR COMMUTERS

GRAMMAR SCHOOL CATCHMENT





. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.