A unique opportunity to acquire a residential development site within one of Buckinghamshire`s most desirable villages. The scheme consists of five high-quality detached dwellings, each with a garage or double garage, oriented directly onto Aston Clinton Park grounds. The location is within short walking distance of day to day amenities.



Aston Clinton is a highly sought-after Buckinghamshire village, situated at the foot of the Chiltern Hills, close to Tring and Wendover market towns, and offers a blend of rural character and strong connectivity. The site is perfectly located in the very centre of Aston Clinton village, and couldn't be better placed for access to local amenities. Just around the corner you can walk to the primary school or bus stops are on hand for convenient travel to Aylesbury Grammar schools, Tring schools and John Collet school in Wendover. Aston Clinton Park is just along the road (excellent for dog walks) with children's play area, enclosed five-a-side football pitch and café. There are two traditional English pubs which serve excellent food and an Indian restaurant further along the road. The village shop has a Post Office and caters for your day to day needs with more comprehensive shopping at nearby Tring or Aylesbury. The village even has a doctors surgery, pharmacy and chemist. There are plenty of sports clubs in the village including football and cricket and several excellent golf courses in the area, including Chiltern Forest Golf Club just half a mile away, making this a very attractive destination for families and commuters.

ASTON PARK COTTAGE DEVELOPMENT LONDON ROAD ASTON CLINTON BUCKINGHAMSHIRE HP22 5HL

Guide Price £1,950,000

brown & merry









- A superb development opportunity
- Five substantial detached homes
- Backs onto Aston Clinton Park
- Prestigious Buckinghamshire village location
- Excellent London commuter connections
- Mature landscaping and privacy
- In catchment for sought-after grammar schools
- Walking distance of amenities

Accessibility

The site benefits from excellent road and rail connections.

- Direct access to A41 dual carriageway (approx. 1.5 miles)
- Easy connection to M25 (J20 approx. 20 minutes).

- Tring Station (approx. 5.5 miles):
o Fast trains to London Euston (approx. 35 minutes).
- Wendover Station (Chiltern Line): (approx. 3.5 miles)
o Direct access to London Marylebone.

Situated upon the London Road, Aston Clinton, backing onto Aston Clinton Park, the site benefits from:

- Established residential surroundings.
- Attractive boundary treatment and mature landscaping.
- Backing onto Aston Clinton Park.
- Positioned behind a protected belt of mature yew trees, providing exceptional privacy while enhancing the site`s sense of exclusivity.

Planning

A planning application has been submitted to Buckinghamshire Council for the proposed residential development. Planning Application Number - 25/02067/APP. The planning application has been delegated for approval subject to the completion of a s106 Agreement.

Full details are available via Buckinghamshire Council`s planning Portal:

https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SYVR9GCLN4200

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.



The Property Ombudsman

Tenure: Freehold EPC Rating: Exempt

Property Reference:
TRG107948 - 0003

01442 824133

Tring@brownandmerry.co.uk

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Unit 1 Ground Floor



Unit 1 First Floor



AA+D

Project
Aston Park Cottage
London Road, Aston Clinton

Drawing Title
Proposed Residential Development
Proposed Unit Floor Plans

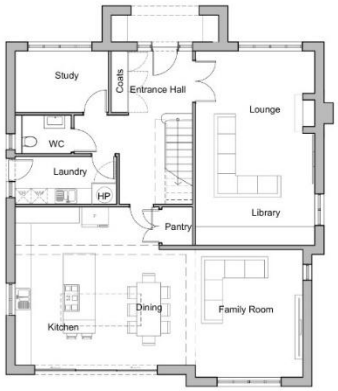
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Unit 2 Ground Floor



Unit 2 First Floor



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Project
Aston Park Cottage
London Road, Aston Clinton

Drawing Title
Proposed Residential Development
Proposed Unit 2 Floor Plans

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Unit 3 and 4 Ground Floor- (Unit 4 handed)



Unit 3 and 4 First Floor- (Unit 4 handed)



AA+D

Project
Aston Park Cottage
London Road, Aston Clinton

Proposed Residential Development

ProposedUnits3& 4Floor Plans

Scale 1:100 @ A3 Date: 27.00.25

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Unit 5 Ground Floor



Unit 5 First Floor



Option 2
4 bedroom

PRELIMINARY

AA+D

Project
Aston Park Cottage
London Road, Aston Clinton

Drawing Title
Proposed Residential Development
Proposed Dwelling 5 Plans

Scale 1:100 @ A3 Date: 23.05.25

575 / TP / 007_V2

Scale 1:100

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