

An aerial photograph of a suburban residential area. A main road runs diagonally from the bottom left towards the top right. To the left of this road, there is a large, irregularly shaped plot of land that appears to be under development or recently cleared, with some construction equipment visible. This plot is bordered by a smaller road that branches off to the left. To the right of the main road, there is a dense residential neighborhood with many houses, some with large gardens, and several parked cars. The overall scene suggests a potential development opportunity in a residential area.

**Addison Road
Steeple Claydon
MK18 2PP
A Development Opportunity**

Taylor & Co
LAND, NEW HOMES & BESPOKE PROPERTIES

Addison Road, Steeple Claydon

A Development Opportunity

A parcel of flat ground on just over a quarter of an acre with a bungalow located centrally on the land. Offers are invited on a conditional basis based on the opportunity to apply for planning permission to redevelop the site.

Historically a planning application was made (in 2018) on an outline basis for permission to build five new homes following demolition of the existing property.

The application was appealed for non-determination in time by the local authority by the applicant and was dismissed for lack, essentially, of material back up contributions to support the application.



The impression given by the inspector and indeed the local authority was that a properly presented planning application would have a good chance of being approved.

Situated in a popular expanding village this is quite a rare opportunity.

Price Guide excess £750,000.

Conditions of Contract

A planning application to be made within three months of a conditional exchange.

Long stop date of 18 months from conditional exchange of contracts.

Purchase must be completed within 4 weeks of the planning authority giving written permission for redevelopment of the site.

A deposit, non-returnable but deductible of £10,000 paid on exchange of conditional contracts plus a £2,500 agent monitoring fee covering the duration of the planning application.

Taylor and Co New Homes to be instructed on a sole agency to sell the constructed units on the open market at 1.5% + VAT.

Addison Road, Steeple Claydon

A Development Opportunity



Addison Road, Steeple Claydon A Development Opportunity



Addison Road, Steeple Claydon
A Development Opportunity - Indicative Layout



Addison Road, Steeple Claydon A Development Opportunity - Site Plan



Local Authority

Buckinghamshire Council formerly Aylesbury Vale District Council
Planning Ref No : 19/03404/AOP
Appeal Ref No : 20/00027/NONDET

Tenure

Freehold

Viewing

Strictly by appointment only

Agent

Glenn Taylor
Taylor & Co – 01234 391099

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.

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