

Aylesbury Road, Aston Clinton HP22 5AQ

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A parcel of land extending to 1.837 acres and having been used historically as a reclamation yard.

We are seeking a freehold unconditional sale based on the guide price.

Previous planning applications have been attempted, the last for the clearance of the site and the construction of five dwelling houses which was refused by the local planning authority AVDC (Bucks CC unified authority).

Planning application number 22/01638/APP was determined in March 2023 and has not been appealed.

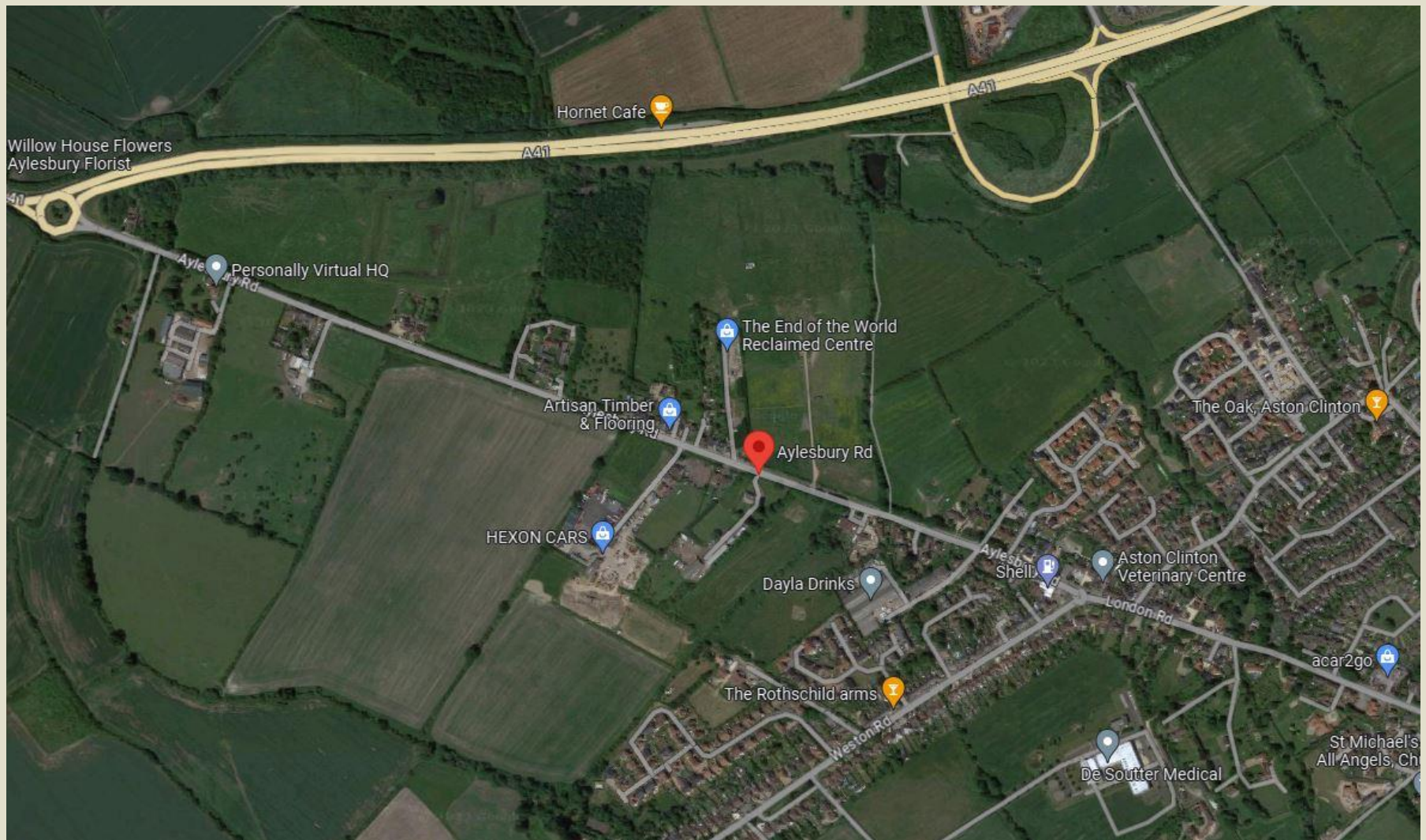
The site by definition has potential for other uses, subject to planning.

The site could continue with its existing permission and brownfield designation. Currently there is a tenant in situ with a lease that can be terminated with six months' notice, or so we are advised. We have a copy of the lease on file.

Guide Price £875,000.



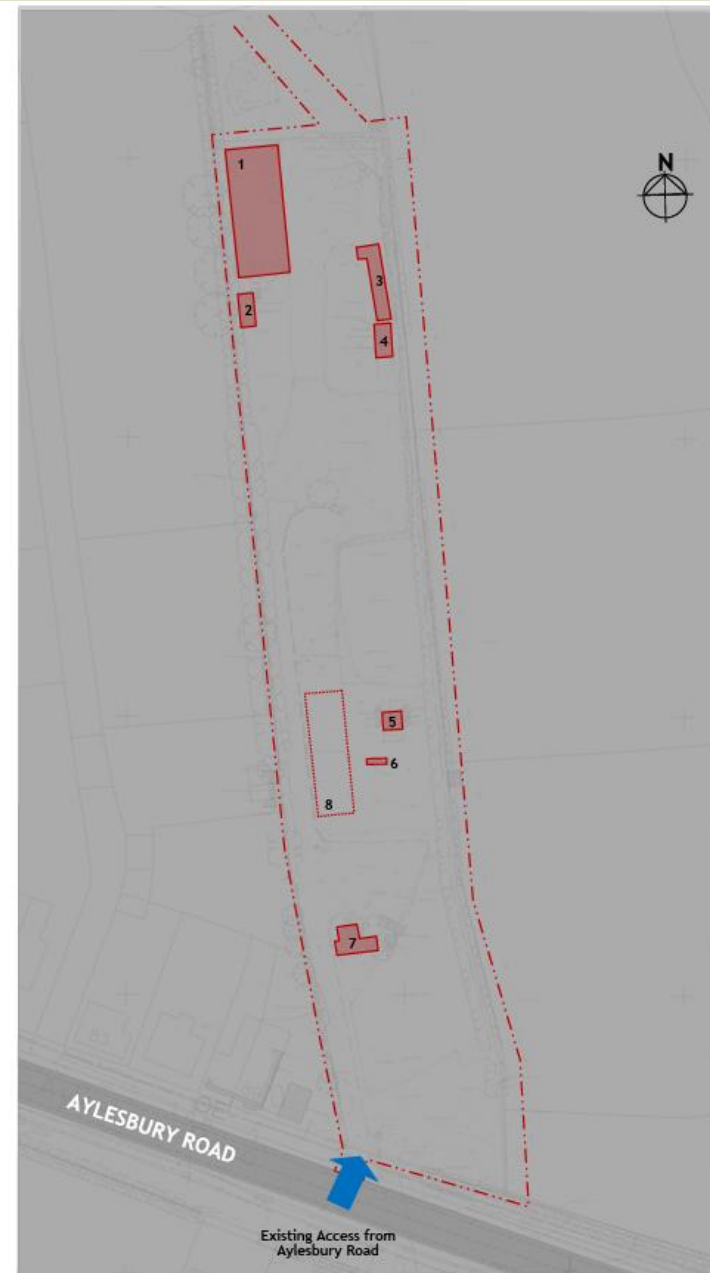




Existing Structures on Site



- 1 Existing Metal Barn
- 2 Portacabin
- 3 Large Trailer
- 4 Timber Workshop
- 5 Timber Summer House
- 6 Timber shed
- 7 Two Portacabins
- 8 Remaining slab of former polytunnel



Local Authority – AVDC (Bucks CC unified authority).

Tenure - Freehold

Viewing

Strictly by appointment only.

Guide Price - £875,000

Agent - Taylor & Co – 01234 391099

VAT - The site owner is not VAT registered.

Important Notice

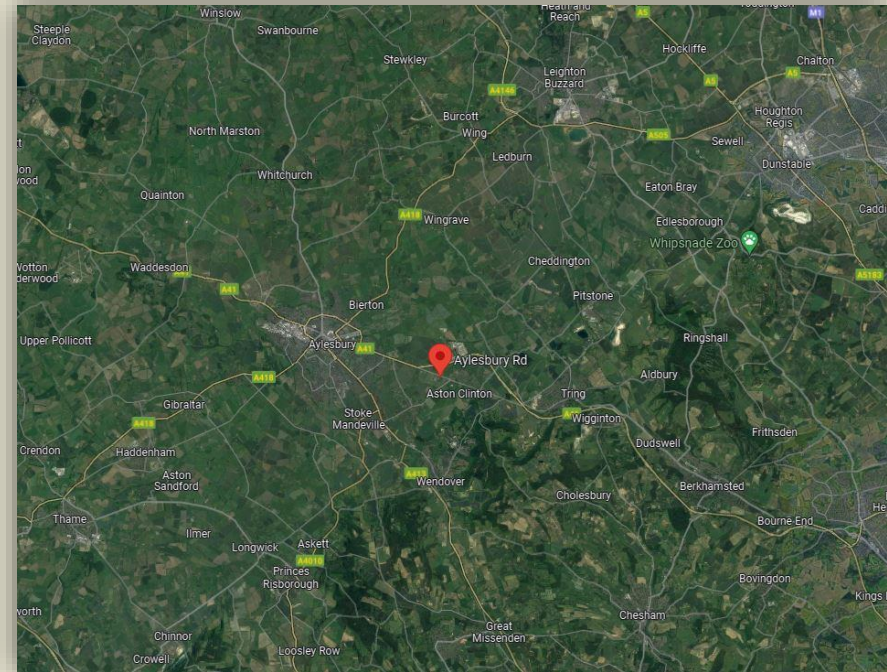
The Agents for themselves and for the Seller give notice that:

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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