



**Taylor & Co**

LAND, NEW HOMES & BESPOKE PROPERTIES



**The Orchard  
East Street, Olney, Buckinghamshire  
MK46 4DW**

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**Potential development site, subject to planning consents, known as The Orchard and being circa 2 acres in size. With limited planning history the site lies within the curtilage of the urban development limit and could lend itself to many forms of development subject to planning and access.**

For sale unconditionally offers are invited for the Freehold interest with great potential based on the Guide Price.

Preplanning advice from Milton Keynes Council confirms that proposals for the site would form an infill development with the settlement boundary of Olney, and subject to meeting the criteria set out in Policy ONP5 of the Olney Neighbourhood Plan the principle of development is acceptable.



The area of land comprises mainly grass with fruit trees and a detached house in need of renovation, extension or demolition and new build. The narrowest point of width of the shared access road is 3.7 metres, but there are challenges to create the visual splays needed for multiple new dwellings though improvements could be made subject to negotiation with third parties.

It is fair to say that an access from Timpson's Row that developers have left attached to the boundary has very onerous restrictions with many parties back to backing ransom strips in order to profit from any future development. This may be untangled as might a similar access at the other end of the site where the Football Club access is. There are many permeables with this site and the eventual buyer will have options to work with in the future.

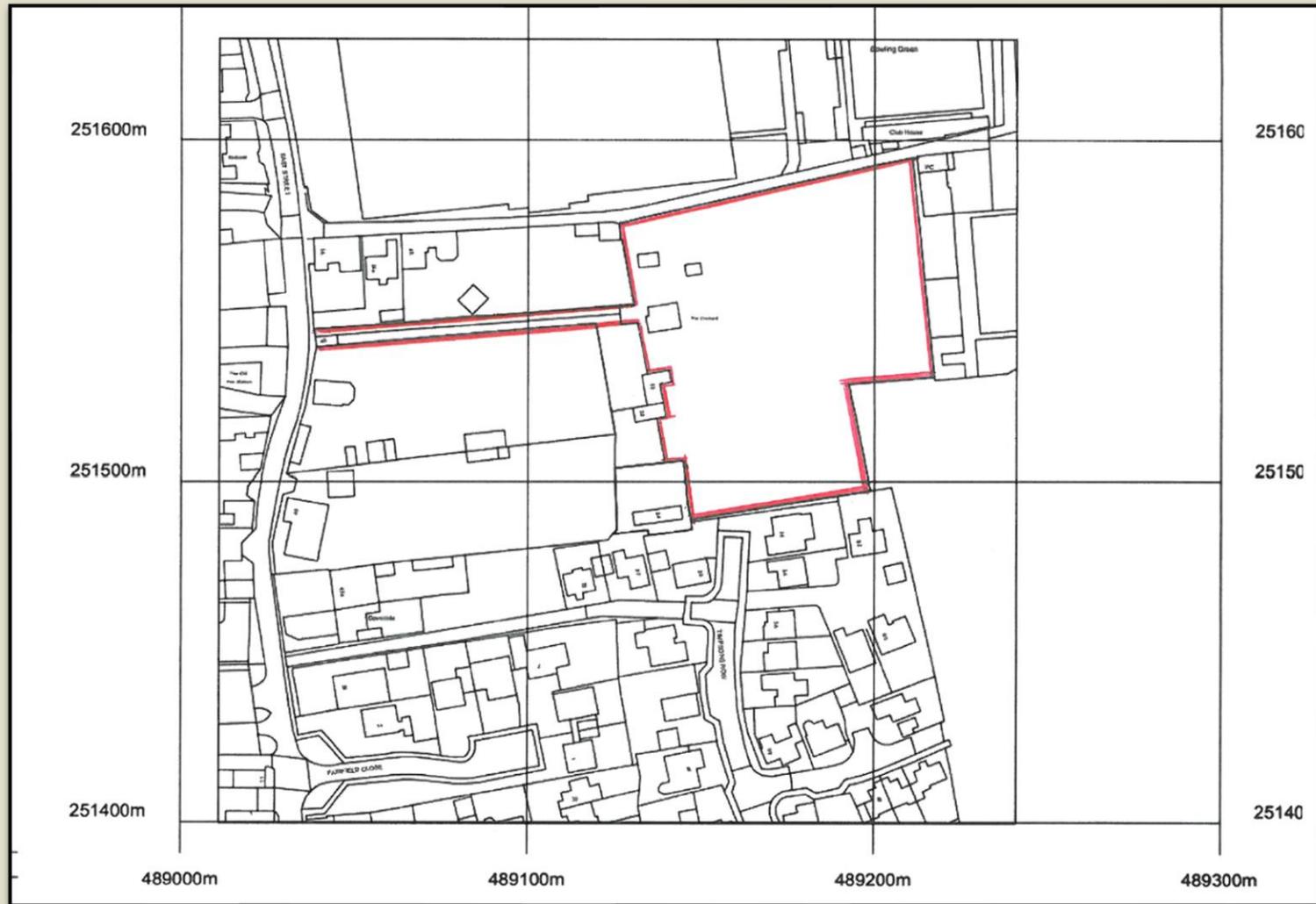
We are selling the site unconditionally to the best bid based on the Guide Price.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F	21   F	
1-20	G		



## Local Authority

Milton Keynes Council, Civic Offices, 1 Saxon Gate East, Central Milton Keynes, MK9 3EJ

## Services

We recommend that prospective Purchasers make their own enquiries to service providers and connections.

## VAT

To our knowledge the site is not registered for VAT. The Landowners reserve all rights subject to advice.

## Offers

The site is initially available by Private Treaty with Vacant Possession and the Guide Price value is **£1,750,000.00 (One Million Seven Hundred and Fifty Thousand Pounds)**.

## Particulars, Areas and Plans

These particulars have been prepared in good faith and are believed to be correct. The plans and areas have been prepared from the Ordnance Survey Map and are similarly believed to be correct. Both are published for identification purposes only and prospective Purchasers should satisfy themselves as to their accuracy.

## Viewing

The Site can be inspected by appointment only. For further information or to arrange a walkover inspection of the site, please contact the Agents.

## Agent

Glenn Taylor - Taylor & Co – 01234 391099

## Important Notice

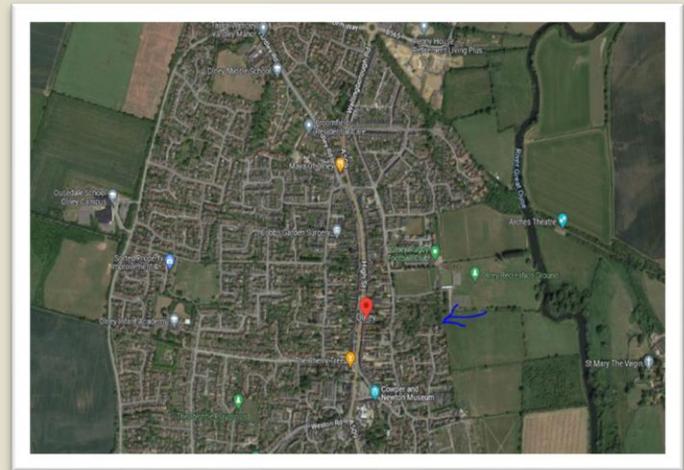
The Agents for themselves and for the Seller give notice that:

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.



**Manor Farm, Astwood, MK16 9JS**

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**[www.taylorpropertyconsultants.com](http://www.taylorpropertyconsultants.com)**



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