



**Land at Walton Mill, Park Street,
Aylesbury HP20 1DX**

Taylor&Co
LAND, NEW HOMES & BESPOKE PROPERTIES

A significant redevelopment opportunity at Walton Mill, Park Street, Aylesbury HP20 1DX

A three-acre parcel of brownfield land with development potential just outside the centre of this prosperous town.

The site includes: The former Mill House site, the Wooded area adjacent to Bear Brook and No 141 Park Street an End Terrace Cottage.

Siting the Grand Union Canal, this level site hosts a rather dilapidated Listed building, but is ripe for a residential or commercial property investment, subject to planning.

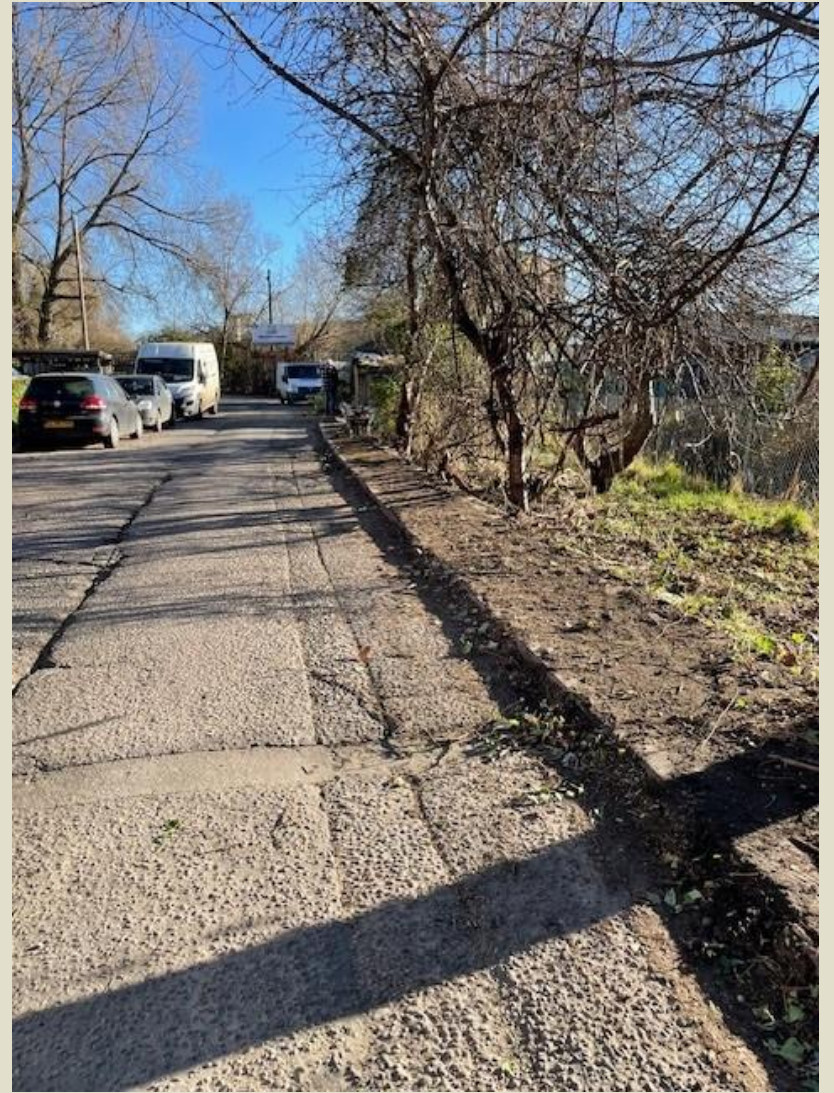
Presently redundant the former Walton Mill has stood idle for several years and is now available to purchase unconditionally subject to offer acceptance and contract.

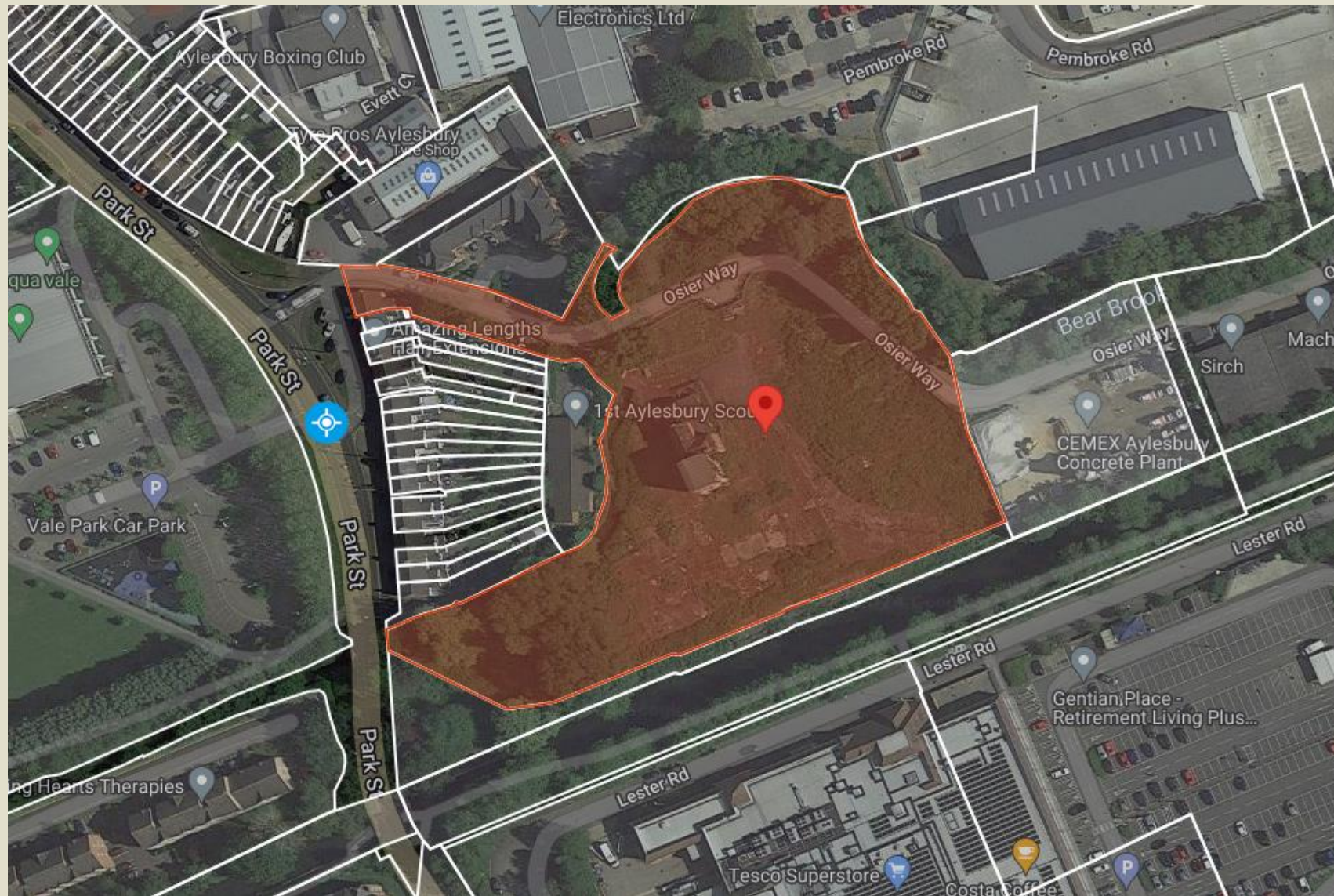
The site is approached via Osier Way off Park Street – a local distributor road which connects the A41 and the A418. The site bounded by the Bear Brook to the west and the Aylesbury Arm of the Grand Union Canal to the south.

The Site area is approximately 3.11 acres in total.









Local Authority - Aylesbury Vale District Council.

Tenure - Freehold with Vacant Possession.

Services – We understand that mains services of water, electricity and drainage are available.

Viewing - Strictly by appointment only.

Guide Price - £2,500,000.00

Agent - Glenn Taylor – 01234 391099

VAT - The Seller reserves the right to waive their exemption from charging VAT on the land, and it is likely that the purchase price will be subject to VAT. All offers should be submitted exclusive of VAT, but on the assumption that VAT may be charged in addition to the purchase price.

Wayleaves Right of Way – the site is sold Subject to Wayleaves, Easements, Covenants and Rights of Way, whether or not disclosed. The Access road, Osier way, is included in the ownership form where it adjoins Park Street to the end of the CEMEX site. It is subject to Rights of Way in favour of the owners and occupiers, Park Street Industrial Estate Development.

Important Notice

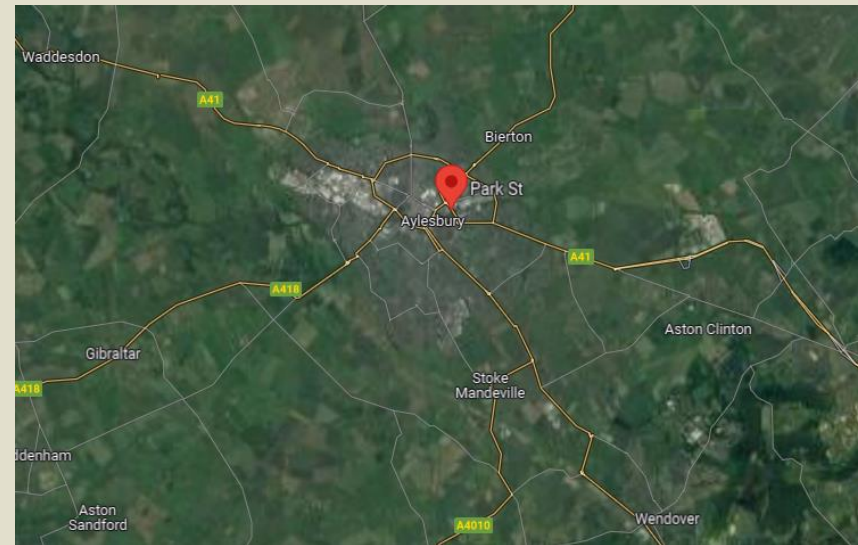
The Agents for themselves and for the Seller give notice that:

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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