



HASLAM S
CHARTERED SURVEYORS

POTENTIAL DEVELOPMENT SITE

FOR SALE



LAND SOUTH OF MARROWAY

Weston Turville Aylesbury Buckinghamshire HP22 5TQ

TYPE	POTENTIAL RESIDENTIAL DEVELOPMENT SITE
TENURE	FREEHOLD
SITE AREA	13.15 HECTARES (32.49 ACRES)

KEY POINTS

- > For sale by way of Option or Promotion Agreement
- > Potential for residential development (subject to planning permission)
- > Closing date for offers:
12 Noon Wednesday 22nd February 2017



Location

The site occupies a prime position to the south side of Marroway (road) approximately 200 metres to the east of its junction with Wendover Road in a semi-rural location on the western edge of the Buckinghamshire village of Weston Turville.

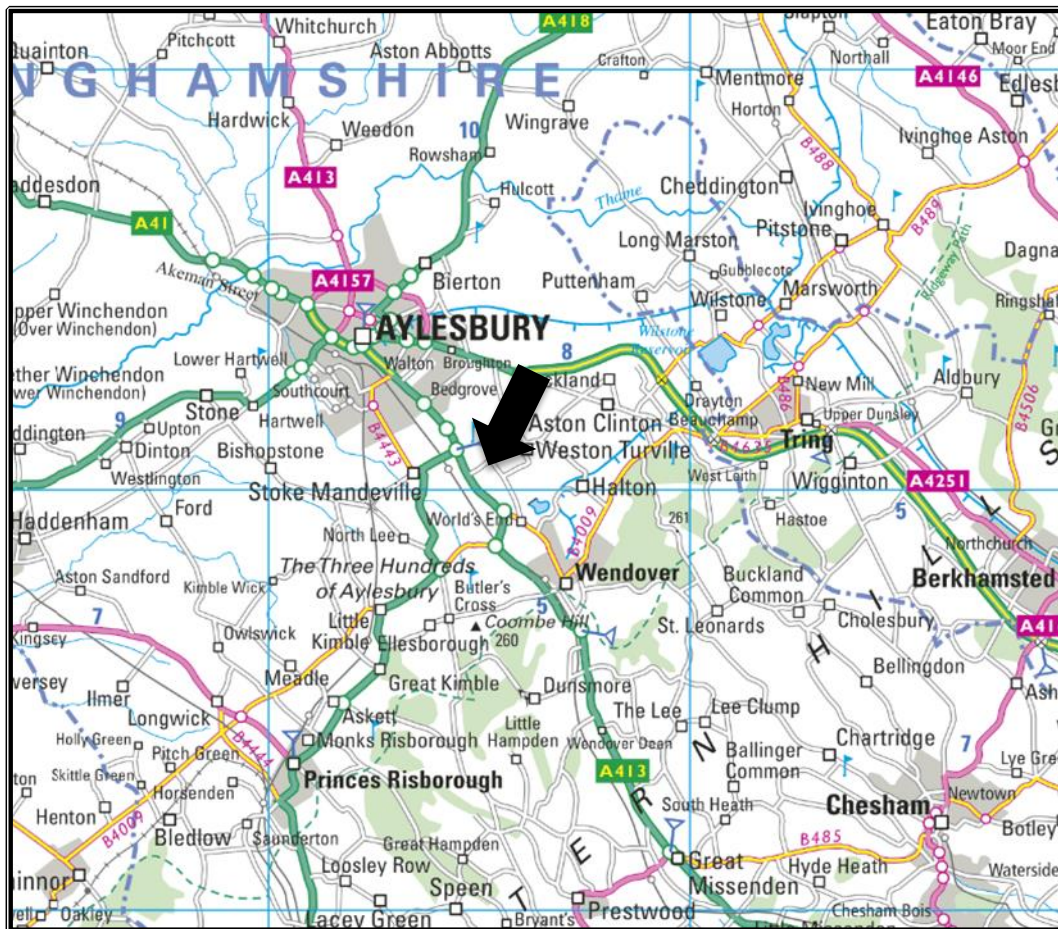
The town of Aylesbury with its multiple facilities lies approximately 2.5 miles to the north west.

The A413 arterial road and Junction 8a of the M40 motorway lie approximately 0.5 miles and 16 miles to the south and south east respectively.

Stoke Mandeville Railway Station lies approximately 1 mile to the west providing direct services to Aylesbury and London Marylebone.

The immediate vicinity provides a mix of agricultural land and single and two-storey housing.

We would refer you to the location plan below for further information.



Plan For Information Purposes Only. Not To Scale.

Description

A copy of an Ordnance Survey Extract Plan accompanying these particulars of sale shows the approximate boundaries of the site edged in red.

The site comprises an irregular shaped parcel of land which slopes gently downwards from west to east. The site is currently used as agricultural land containing a derelict agricultural building and hedging which separates the site into three individual fields.

The site is largely contained by a mix of hedging, mature trees and post and wire fencing, and is bordered by agricultural land and residential dwellings at its southern boundary, agricultural land and a traveller settlement at its eastern boundary, residential rear gardens at its western boundary and residential rear gardens and Marroway (road) at its northern boundary.

Vehicular and pedestrian access to the site can be achieved from Marroway (road) via a metal farm gate.

The total site area is approximately 13.15 hectares (32.49 acres).

We would refer you to the photographs of the site accompanying these particulars of sale for further information.

Tenure

The site will be sold freehold with vacant possession given on completion subject to any easements registered on the freehold title.

Planning

Due to the property's size, character and location and having regard to local and national planning policy, we believe it could hold potential for residential development subject to achieving planning permission.

The site lies approximately 100 metres to the west of Land South of Marroway, West of Worlds End Lane and East of The Pony Field which is currently awaiting a decision on the '*Outline planning application with all matters reserved with the exception of the main site access for up to 50 dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Marroway and associated ancillary works.*' (Application Ref: 16/03542/AOP).

The site lies approximately 0.5 miles to the north west of Land at Worlds End Lane which is currently awaiting a decision on the '*Development of the site for 26 dwelling units, new access, landscaping and open space.*' (Application Ref: 16/03548/APP).

Any planning related queries should be directed to the Local Planning Authority:

Aylesbury Vale District Council
Gatehouse Road
Aylesbury
HP19 8FF
Telephone: 01296 585 858
Web: www.aylesburyvaledc.gov.uk

Services

We understand that mains electricity, drainage, gas and water services are available in the vicinity for connection to the site. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

Disposal

The landowners wish to dispose of the site by way of an Option or Promotion Agreement for a fixed term.

All offers for taking an Option or Promotion Agreement on this site should provide for the following:-

1. The Option or Promotion Agreement term being sought.
2. The overall long-stop date proposed.
3. The payment proposed for the grant of the Option or Promotion Agreement i.e. the premium (to be non-refundable).
4. If an Option is granted, the proposed purchase price to be paid for the site in the event that the Option is exercised – to be based upon a percentage of Market Value following the grant of planning permission.
5. If a Promotion Agreement is granted, the proposed share of the sale proceeds to be split between the landowners and promoter upon the sale of the site following the grant of planning permission.
6. The minimum purchase price proposed (to be based on a fixed minimum price AND a minimum price per Net Developable Acre.
7. Details of the purchaser's/promoter's proposed development scheme.
8. Details of the purchaser's/promoter's proposed strategy and programme to achieve planning permission.
8. Confirmation that all planning promotion, planning application and appeal costs will be borne by the purchaser/promoter.
10. An undertaking to pay a contribution towards the landowners' reasonable costs (upon agreement of Heads of Terms) being capped at:-

Legal Fees:	£15,000 plus VAT.
Surveyor's Fees:	£10,000 plus VAT.

Method of Sale

The site is offered for sale by way of informal, non-binding tender with the landowners reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale at any time prior to contract. In the event that a number of competitive offers are received, the landowners reserve the right to request 'best and final' offers from selected parties.

Written Offers for the site are invited by 12 Noon on Wednesday 22nd February 2017.

All offers should be marked "Land south of Marroway, Weston Turville – Offer to Purchase" and addressed to:

Mr Chris Newman, Haslams Surveyors LLP,
County House, 17 Friar Street, Reading, Berkshire, RG1 1DB.

Technical Information Pack

A copy of the technical information pack can be downloaded from Haslams Surveyors LLP's website. Please visit www.haslams.co.uk.

The Technical Information Pack includes:

1. Land Registry Freehold Title and Title Plan
2. Pre-planning Application Advice Dated 26th May 2016

Viewing And All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Haslams Surveyors LLP
County House
17 Friar Street
Reading
Berkshire
RG1 1DB

Telephone: 0118 921 1500 (Switchboard)
Fax: 0118 921 1501

Block viewings of the site will take place on the following days (appointments to view during these times can be made via the vendor's sole agent):

Tuesday 17th January 2017 at 10.00 am
Tuesday 24th January 2017 at 10.00 am
Tuesday 31st January 2017 at 10.00 am
Tuesday 7th February 2017 at 10.00 am
Tuesday 14th February 2017 at 10.00 am
Tuesday 21st February 2017 at 10.00 am

Please note that parties must not enter the site outside the block viewing times without our prior authority and any inspection of the site is at the prospective purchaser's risk.

Misrepresentation Act 1967 – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at January 2017 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed January 2017



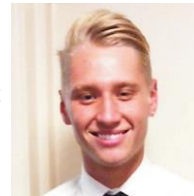
Chris Newman

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George Wilson

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View of the site looking south west from Marroway



View from within the site looking south west

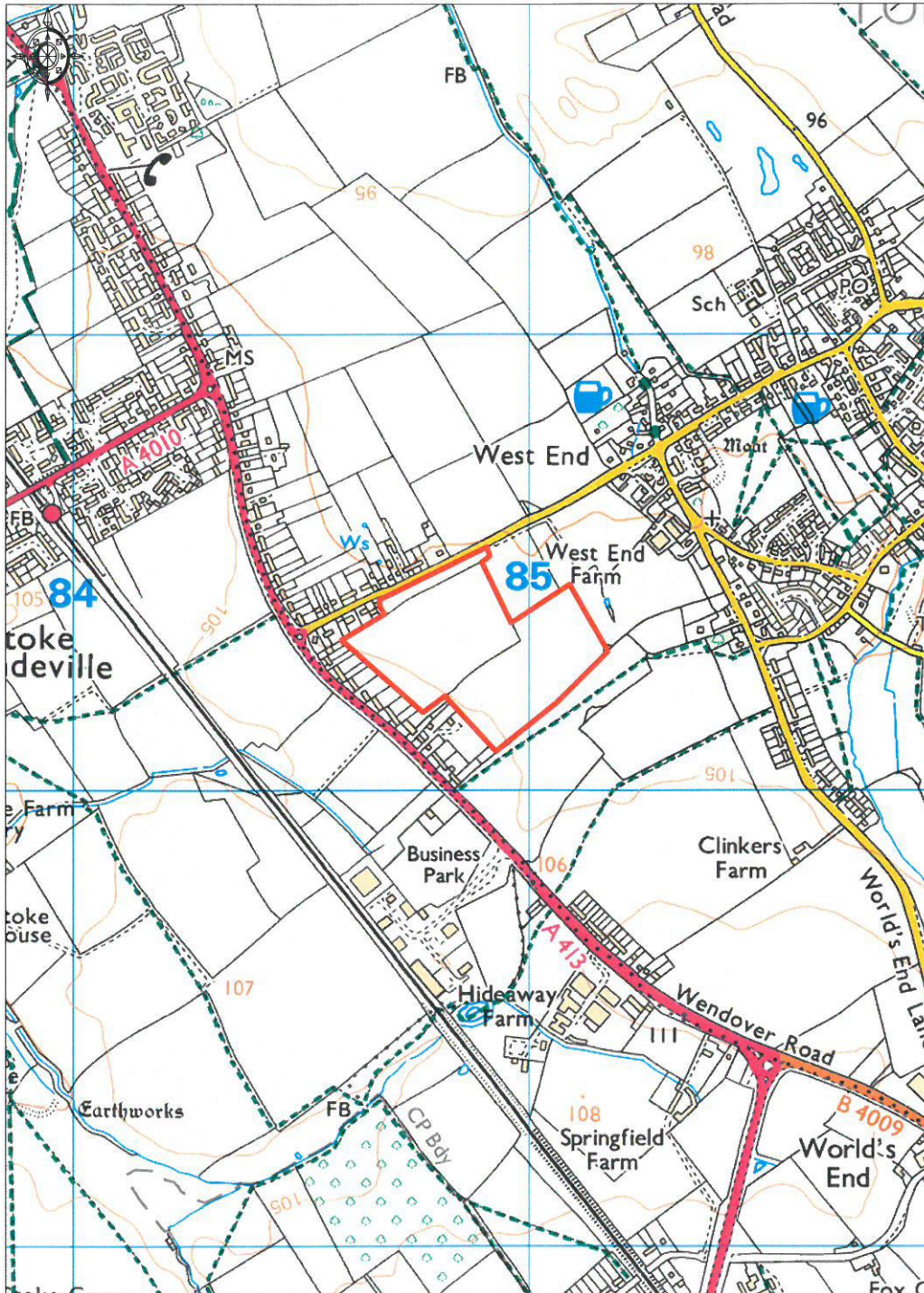


View from within the site looking north



View from within the site looking west

Land South East of Marroway, Weston Turville,
Aylesbury, HP22 5TQ



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Licence number 100022432. Plotted Scale - 1:15000



(For information purposes. Not to scale.)