



**HASLAM S**  
CHARTERED SURVEYORS

POTENTIAL DEVELOPMENT SITE

**FOR SALE**



## LAND TO THE NORTH SIDE OF EAST CLAYDON ROAD

Winslow Buckinghamshire MK18 3ND

<b>TYPE</b>	<b>DEVELOPMENT SITE</b>
<b>TENURE</b>	<b>FREEHOLD</b>
<b>SITE AREA</b>	<b>16.98 HECTARES</b> (41.96 ACRES)

### KEY POINTS

- > For Sale By Way Of Option or Promotion Agreement
- > Potential For Residential Development (Subject To Planning Permission)
- > Freehold Available With Vacant Possession



## Location

The site occupies a prime position to the north side of East Claydon Road in a semi-rural residential location on the southern edge of the highly sought after market town of Winslow, Buckinghamshire.

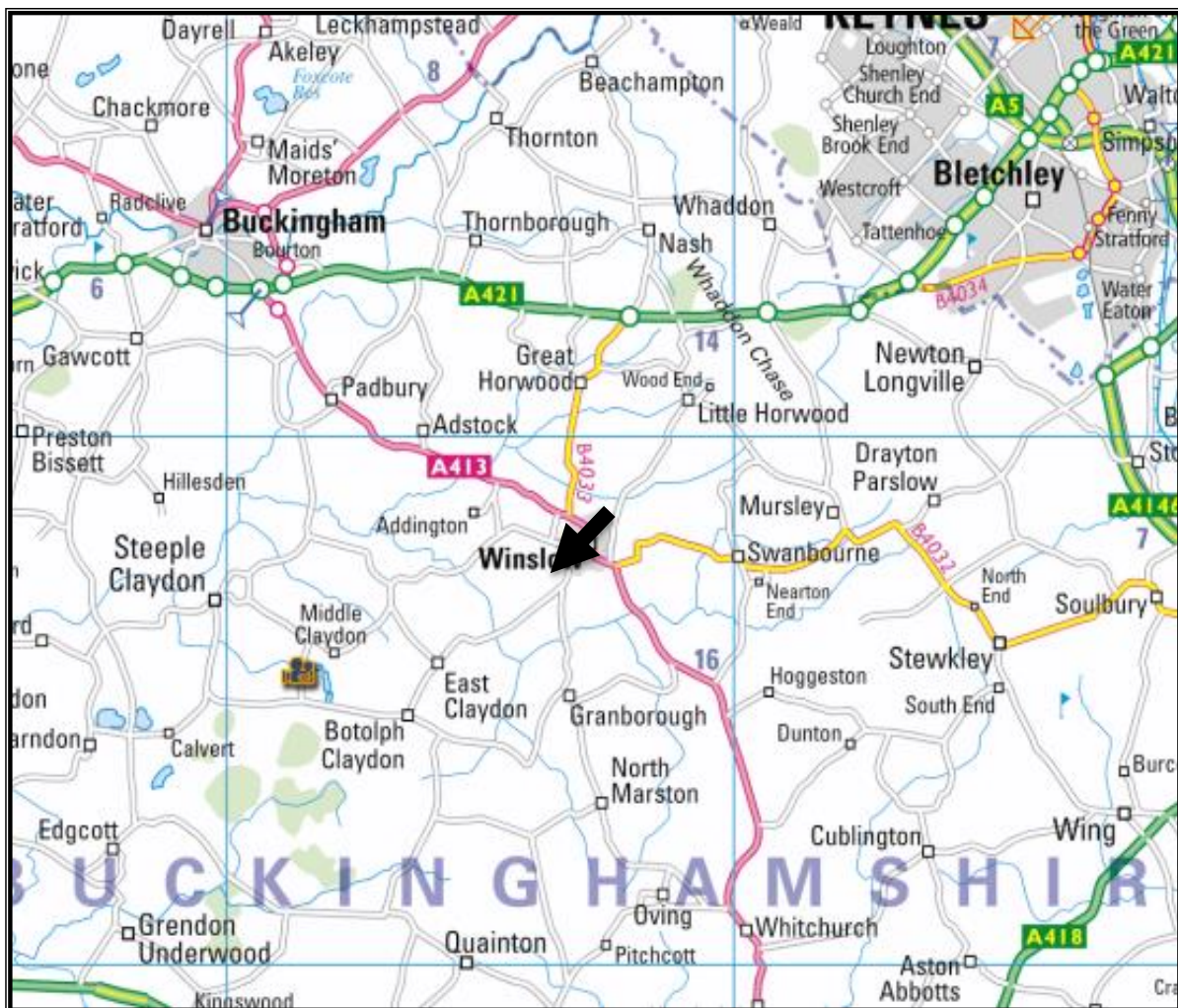
Winslow town centre lies approximately 0.3 miles to the north east, whilst the A413 and A421 arterial roads lie approximately 0.3 miles to the east and 3.5 miles to the north respectively. The M1, M25 and M40 motorways lie within easy driving distance.

Bletchley Railway Station lies approximately 6 miles to the north east, providing direct train services to London Euston.

The major towns of Aylesbury, Buckingham and Milton Keynes lie approximately 12 miles to the south east, 7.5 miles to the north west and 13 miles to the north east respectively.

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

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



Plan For Information Purposes Only. Not To Scale

## Description

A copy of a composite Land Registry Title Plan accompanying these particulars of sale shows the approximate boundaries of the site edged in red.

The site is irregular shaped, slopes downwards on a gentle gradient from north east to south west, is split by hedgerows and is currently used as arable land.

There is a mature oak tree located in the north-western corner of the site which is subject to a Tree Preservation Order (TPO No. 9-2013). A copy of the Tree Preservation Order can be found in the Technical Information Pack.

The property is contained by fencing, mature hedging and trees and is bordered by East Claydon Road at its southern boundary, agricultural land at its western and eastern boundaries and agricultural land and two-storey housing at its northern boundary.

Vehicular access to the site can be achieved from East Claydon Road via a metal farm gate, whilst a secondary access is available to the site via Cours La Ville Close to the north of the site.

The total site area is approximately 16.98 hectares (41.96 acres).

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

## Tenure

The property will be sold freehold with full vacant possession given on completion.

## Planning

Our enquiries with the local planning authority reveal that the property has no recent material planning history.

The property is located outside but immediately adjacent to the Winslow Settlement Boundary as defined in Policy 2 of the Winslow Neighbourhood Plan (2014-2031).

The northern part of the property has been promoted through the Aylesbury Vale District Council Strategic Housing Land Availability Assessment (SHLAA) 2013 process. The SHLAA has identified that the property has no significant development constraints (Ref: SHL/WIN/006).

Due to the property's edge of settlement position, we believe it could hold potential for residential development subject to achieving planning permission.

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

Aylesbury Vale District Council  
The Gateway  
Gatehouse Road  
Aylesbury  
Buckinghamshire HP19 8FF  
Telephone: 01296 585858  
Web: [communications@aylesburyvaledc.gov.uk](mailto:communications@aylesburyvaledc.gov.uk)

## Services

Mains electricity, water and drainage services are believed to be 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.
5. If a Promotion Agreement is entered into, the proposed percentage split in sale proceeds between the landowners and promoter.
5. If an Option is granted, the minimum (fixed) purchase price proposed.
6. Details of the purchaser's/promoter's proposed development scheme.
7. 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.
9. 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 property is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the property from sale at any time prior to contract. In the event that a number of competitive offers are received, the vendor reserves the right to request 'best and final' offers from selected parties.

**Written Offers for the property are invited by 12 Noon on Thursday 19<sup>th</sup> February 2015**

All offers should be marked "Land to the north side of East Claydon Road, Winslow – Offer to Purchase" and addressed to:

Mr Will Morris, 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](http://www.haslams.co.uk).

1. Land Registry Freehold Title and Title Plan
2. Winslow Neighbourhood Plan 2014-2031
3. Winslow Neighbourhood Plan 2014-2031 Site Assessments Report
4. Plan showing Winslow SHLAA Sites 2013
5. Tree Preservation Order 9-2013 and Plan

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

Tuesday 13<sup>th</sup> January 2015 at 10.00am  
Tuesday 20<sup>th</sup> January 2015 at 10.00am  
Tuesday 27<sup>th</sup> January 2015 at 10.00am  
Tuesday 3<sup>rd</sup> February 2015 at 10.00am  
Tuesday 10<sup>th</sup> February 2015 at 10.00am  
Tuesday 17<sup>th</sup> February 2015 at 10.00am

Access onto the site during viewings will be available from its gated entrance to East Claydon Road.

Please note that parties must not enter the property 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 December 2014 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed December 2014



Chris Newman

0118 921 1521  
chrisnewman@haslams.co.uk



Will Morris

0118 921 1511  
willmorris@haslams.co.uk



View of the property looking north from East Claydon Road



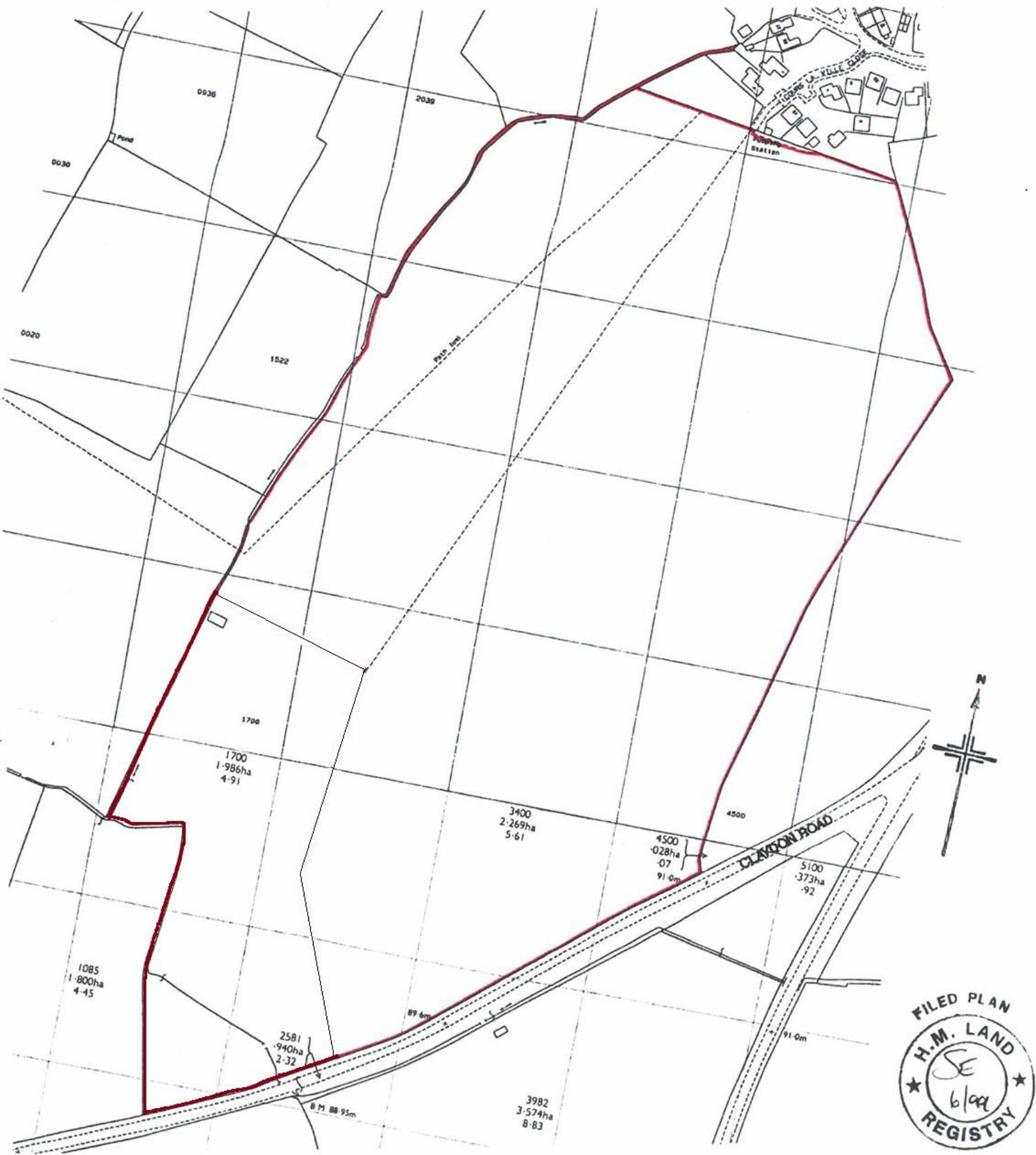
View from within the property looking north



View from within the property looking south



View from within the property looking north west



Plan For Information Purposes Only. Not To Scale.