

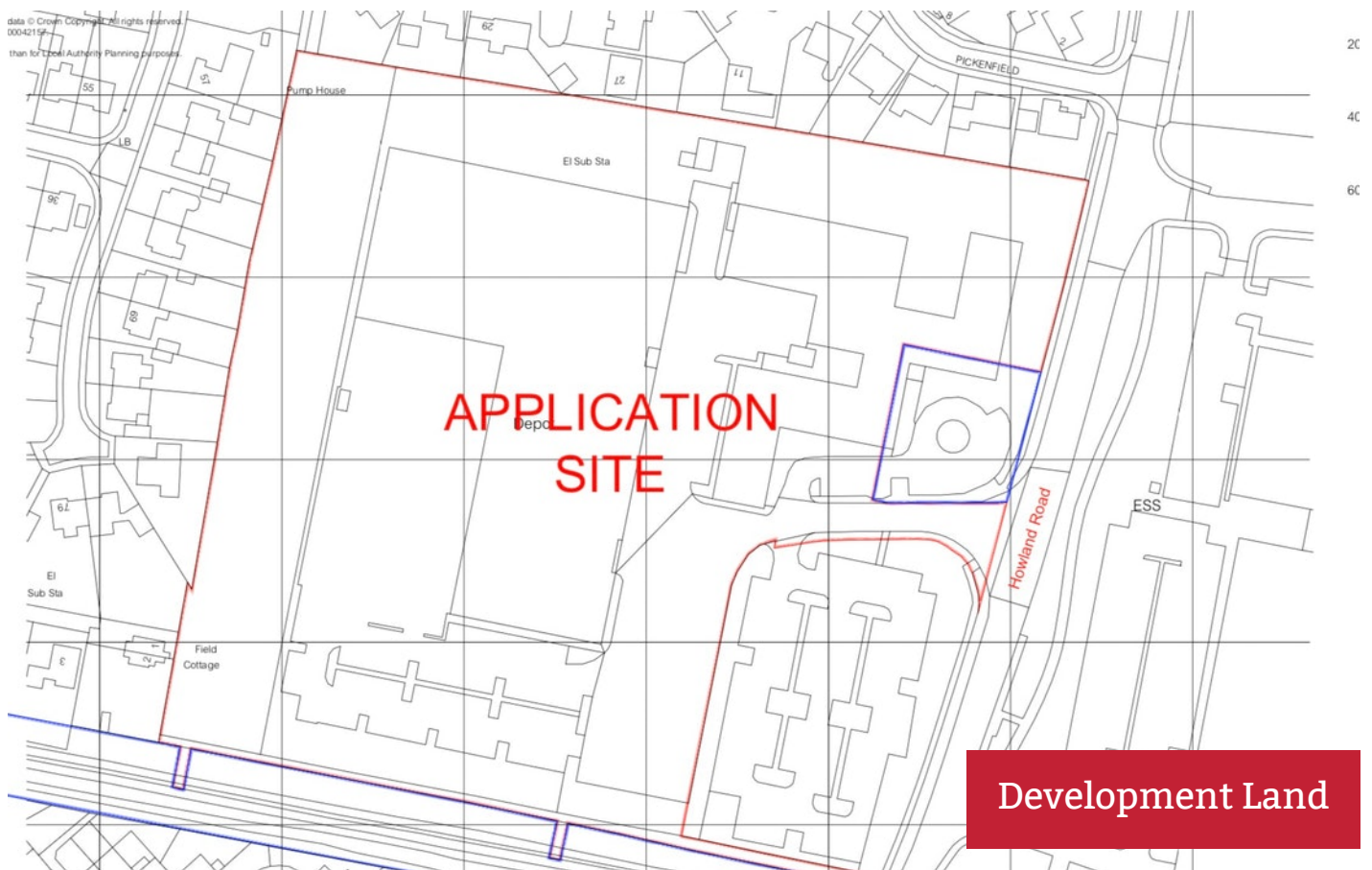
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**FIELDS**

commercial property  
land and new homes

# For Sale

**Daf Trucks Eastern Bypass, Thame, OX9 3FB**



**Office Development Land Of Approx. 0.37 Acres With Outline  
Planning Permission For Development Of Up To 16,262 Sq Ft Offices**

**Size: 0.37 Acres**

**Price: £350,000 Price Guide**

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

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## Features:

- Office development site approx. 0.37 acres
- Outline planning permission for approx. 16,262 Sq ft
- Outline layout for 3 detached buildings
- Prominent location with main road frontage

EPC - EPC exempt - No building present

## Location

The site is located on the west side of Howland Road (B4012) close to the junction with Pickenfield, approximately 1 mile from the town centre. Thame is located 6 miles from the M40 Motorway Junctions 6 and 7. Oxford 13 miles, Aylesbury 11 miles, High Wycombe 15 miles, Haddenham and Thame Parkway station 3 miles.

## Description

Rare chance to acquire a freehold development site approx. 0.37 acres for office use.

Outline approval for 3 detached buildings totalling approx. 16,262 Sq ft GIA.

Opportunity to create bespoke design with Reserved Matters application.

Prominent location on the B4012, 1 mile from the town centre with approx. 35 car spaces.

The site is shown edged purple on the plan above, at the entrance to the Bellway development site.

## Terms

The site is available freehold.

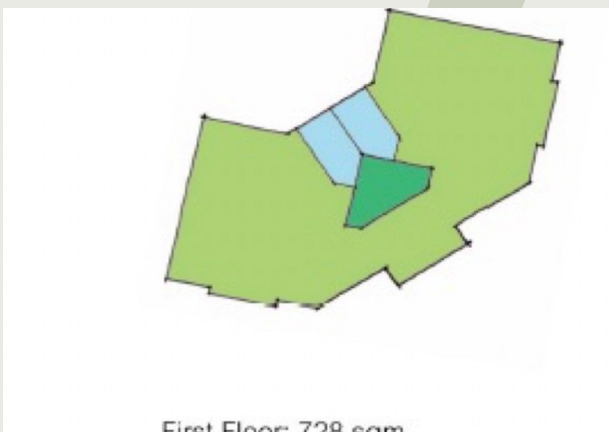
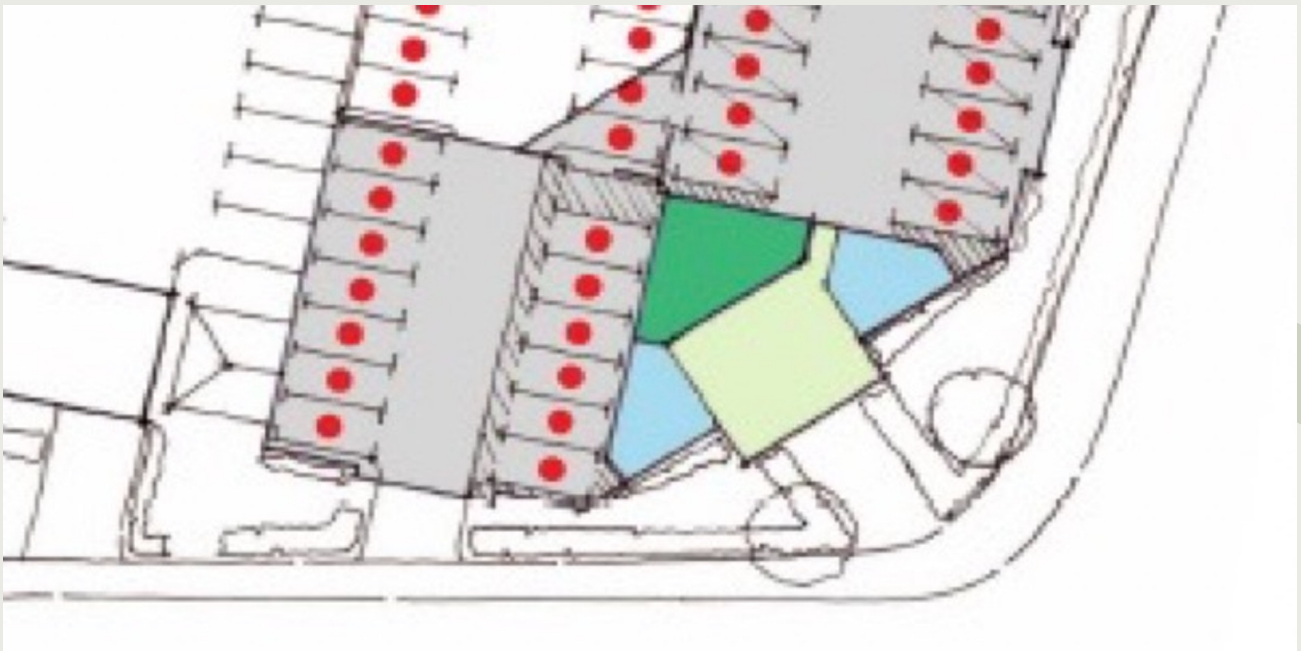
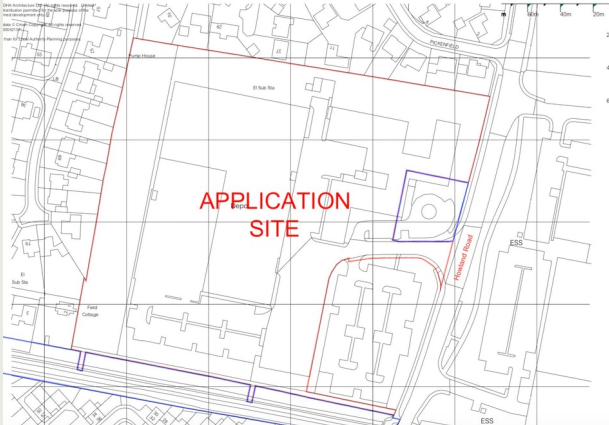
### Price:

Offers invited in the region of £350,000.

The S.106 payment is due in the sum of £111,543 in addition to the purchase price.

## Viewing

Strictly by appointment with the agent.



First Floor: 728 sqm

