

# FREEHOLD DEVELOPMENT LAND

**3.07 acres / 1.24 ha**

- ▀ Outline planning permission pending for up to 50 dwellings
- ▀ Located within the Berryfields development, with infrastructure and services already in place
- ▀ Aylesbury Parkway Station (0.9 miles); Aylesbury Station (2.6 miles) (London-Aylesbury Line)
- ▀ A41 (0.4 miles); M1 J8 (20.5 miles); M25 (21 miles)
- ▀ Further information available to download from the Data Room



Residential development site to be sold with outline planning consent for up to 50 dwellings

**LAND AT BERRYFIELDS, AYLESBURY**

# LAND AT BERRYFIELDS, AYLESBURY

## Location

Berryfields is a Major Development Area (MDA) located just off the A41 to the north west of Aylesbury. The strategic development covers approximately 195 ha and is already substantially developed out and accessed via a new junction direct from the A41.

The site offers the benefits of a new community, with well-regarded new primary and secondary schools, retail and community facilities and the new Aylesbury Vale Parkway rail station all within very close proximity. Aylesbury also provides further education in the form of Buckinghamshire New University, Buckinghamshire College Group and University of Bedfordshire (Aylesbury Campus).

The sale site is in proximity to the A41 (0.4 miles) providing direct access into Aylesbury town centre (2.8 miles) and London (40 miles). Aylesbury benefits from a train station in the Town Centre (2.6 miles) and a new station, Aylesbury Vale Parkway Station (0.9

miles) provides access to London Marylebone (1hr 9mins).

Aylesbury is a thriving and expanding market town in the county of Buckinghamshire and its access to mainline stations have also made Aylesbury an established commuter town. Proximity to the Chiltern Hills and its rural setting, makes for a highly desirable location. In 2017 Aylesbury was awarded Garden Town status and is set grow by over 16,000 homes by 2033.

The site is located off Nimrod Street, toward the eastern extent of Berryfields and adjoins residential development the north and west. Its is also in very close proximity to Aylesbury Vale Academy and Berryfields Local Centre.

The wider development has a high proportion of green open space with outdoor facilities.

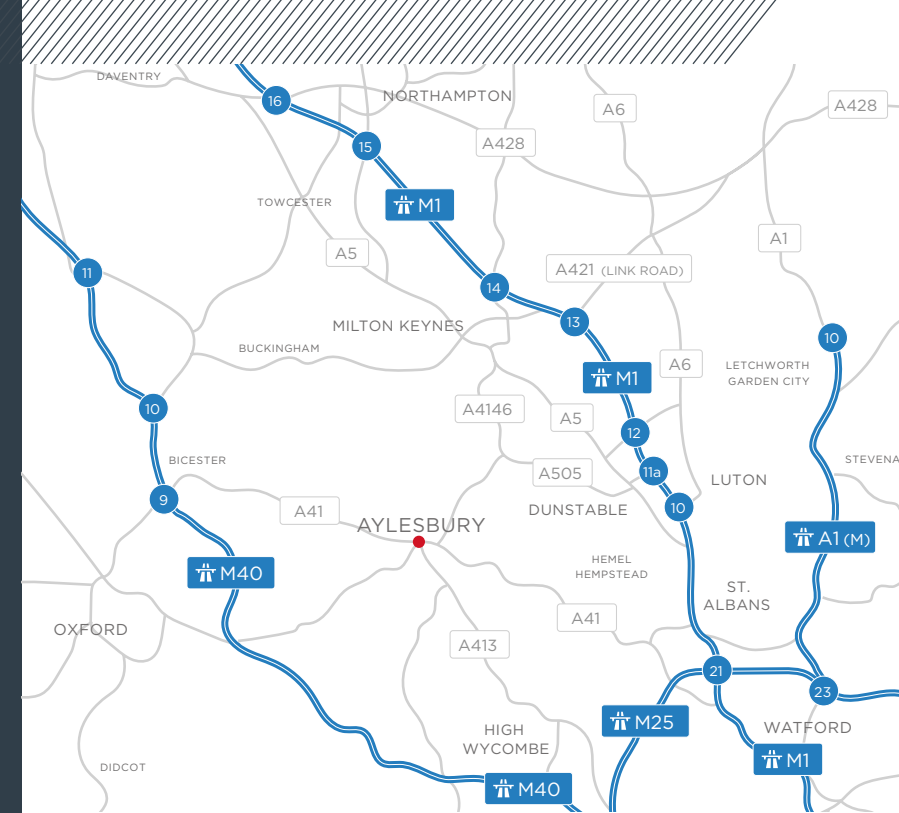
## The Site

The site comprises approximately 1.24 hectares (3.07 acres) and is currently awaiting outline planning permission submitted under reference 21/00485/AOP. It should be noted that, while the planning application relates to 52 dwellings, this is being amended to 50 dwellings to allow for a landscape bund at the eastern boundary of the site, which can be seen on the potential layout plan on page 3 of this brochure. Planning permission is expected to be granted in October 2022 once the s106 agreement

is finalised. It is therefore intended that the site is sold with the benefit of the planning permission once granted.

The site is effectively rectangular in shape with a small step in at the northwestern corner.

In terms of topography, the land is predominantly level with a very gentle gradient falling from the eastern boundary towards Martin Dalby Way, which defines the eastern edge of the site.



# LAND AT BERRYFIELDS, AYLESBURY

## S106 Obligations

Discussions concerning the s106 agreement relating to the site are currently underway between the seller and the Local Planning Authority.

Please refer to the Instructions to Bidders document included within the Data Room for the assumptions to make within your offer.

## Ground Investigations and Topographical Survey

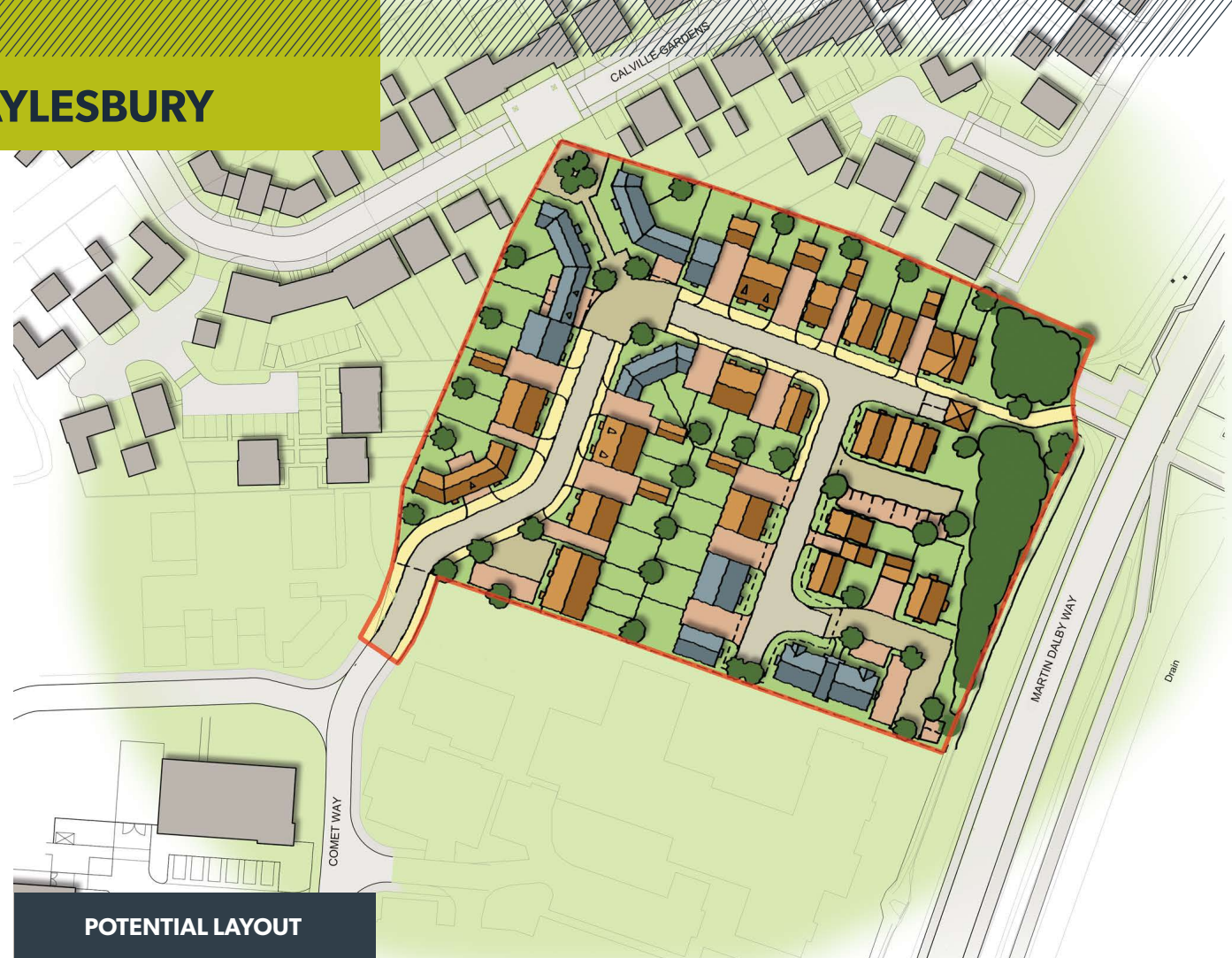
The site is being offered for sale without a site specific ground investigation report and current topographical survey.

Please refer to the Instructions to Bidders document included within the Data Room for the assumptions to make within your offer.

## Residential Market

Over the last year the residential property market in Aylesbury had an average overall price of £396,367 in 2021, an increase of 3.79% on the last 12 months. The majority of sales in Aylesbury during the last year were terraced properties, selling for an average price of £288,427. Semi-detached properties sold for an average of £375,105, with detached properties fetching £589,626.

The labour market statistics for Aylesbury indicate the rate of unemployment in Aylesbury (3.8%) is both lower than the average for the South East (4.1%) and lower than the national average (5.0%).



POTENTIAL LAYOUT

## Services

Access and services, at adequate capacity to serve the development will be provided by the seller to the boundary of the site.

## Marketing and Offers

The site is being offered for sale by Private Treaty. Interest and offers should be directed to the agents.

# LAND AT BERRYFIELDS, AYLESBURY

## FOR SALE FREEHOLD

3.07 acres / 1.24 ha

### VAT

VAT will be payable on the purchase price.

### Tenure

The freehold interest is being offered for sale with vacant possession on completion. Title information is available within the legal section of the Data Room.

### Data Room

Please contact Kirkby Diamond for login information for access to the planning, technical and legal information within the secure Data Room.

We would draw your attention to the Instructions to Bidders document within the General Information section of the Data Room for advice on the assumptions to include within your offer relating to planning permission, s106 contributions and site ground investigations.

### Viewing

Viewing are by prior appointment only and should be arranged through the agent.



SAT NAV REF: HP18 0PT

QUESTIONS AND EXPRESSIONS OF  
INTEREST SHOULD BE SENT TO:



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