

FOR SALE

DEVELOPMENT LAND - LOCAL CENTRE LAND HAMPDEN FIELDS | AYLESBURY



KEY INFORMATION

- Outline planning permission for mixed-use local centre and 145 dwellings
- Served by major development 3,000 dwellings
- Good infrastructure access to A41, M25, A413 and M40
- Fully Serviced site

Mixed use development site with Outline Planning Permission for a mixed-use local centre, including 145 dwellings

3.75 HA
9.26 ACRES

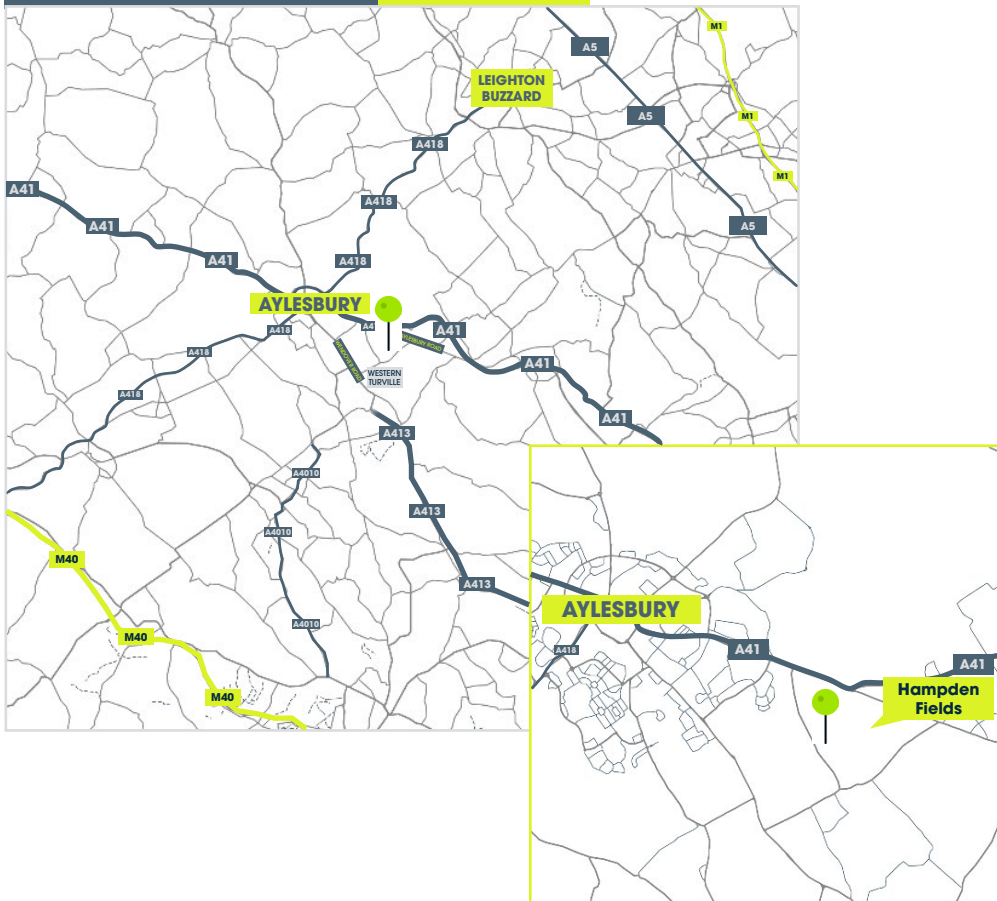
Location

The site is located to the south-east of Aylesbury (2.7 miles) and directly north-west of Aston Clinton (0.2 miles). The employment site is located on the periphery of a mixed-use scheme in close proximity (approx. 200m) to the A41 roundabout.

The site is well connected to infrastructure including the A41 dual carriageway (0.2 miles) which provides access to the M40 (17.7 miles) and M25 (18.1 miles). The site also provides good access to Birmingham and the north.

///nest.beard.merit

what3words



Description

COMMERCIAL

The wider scheme achieved outline planning permission in February 2016 for a 3,000 dwelling mixed-use urban extension, including a mixed-use local centre, employment and community uses. The planning permission provides for a total of 3.75 ha (9.26 acres) of commercial land (see Condition 32 & 33) comprising:

- A food store
- Retail units (including pharmacy)
- Restaurant/café units
- Doctor's Surgery
- Gym
- Public House
- Professional Services
- Multi-functioned community space
- Nursery
- Live Work Units

The site is served off the main estate road (Strategic Link Road East). The Link Road will be a dual carriageway/link road denoted in grey as in the image on page 4.

The Outline Planning Permission includes provision of two primary schools, with the local centre being located opposite one of the primary schools. The local centre's central location provides for a high footfall location.

RESIDENTIAL

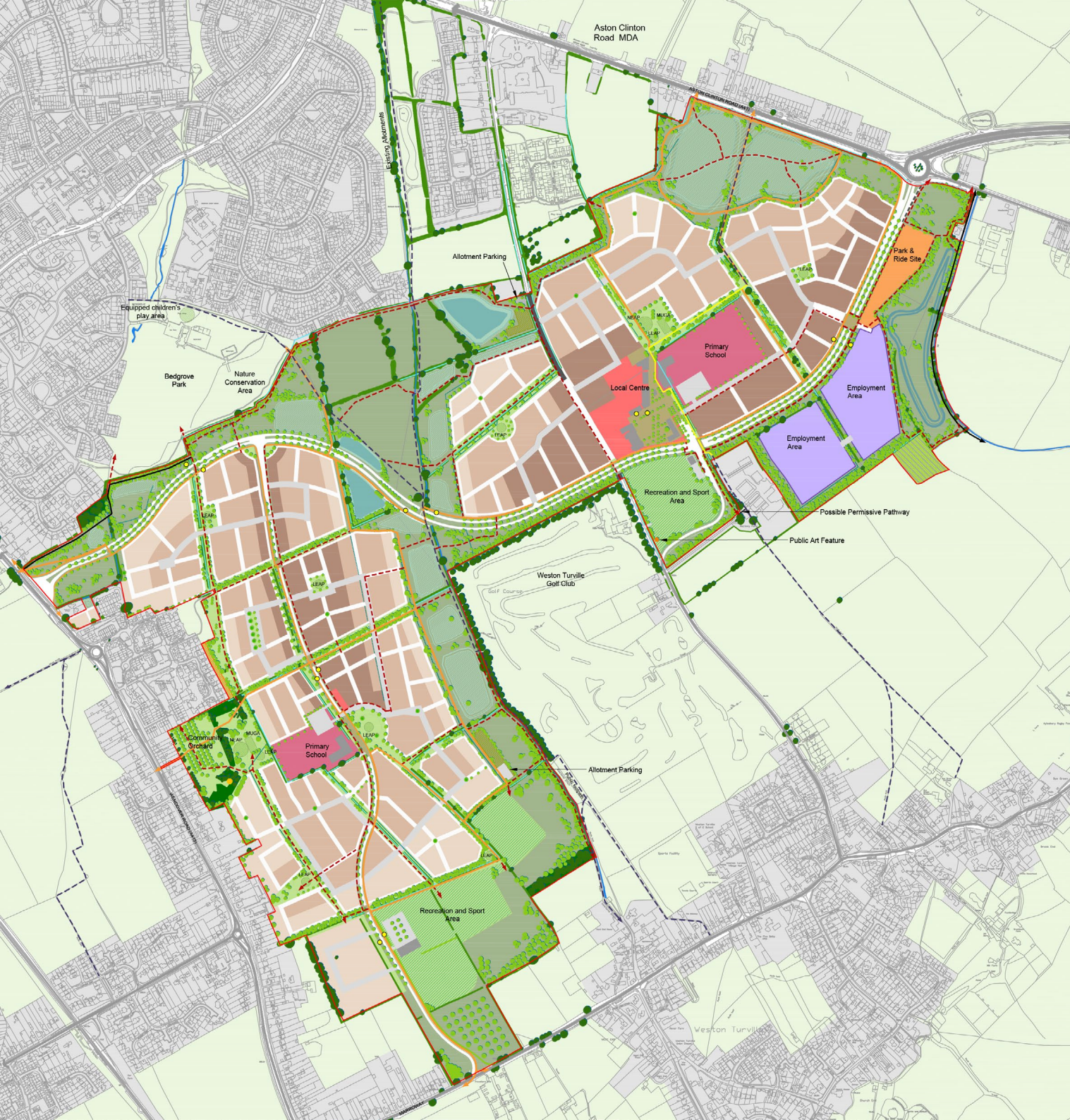
The residential element of the development is to include a total of 145 apartments. There is no affordable housing requirement, as this has to be accommodated within the wider scheme. A portion of the residential element is expected to sit above the retail element of the local centre with the remainder of flats to come forward as standalone apartment blocks.

TRANSPORT

A41	0.2 miles Aylesbury	2.7 miles
M25 J20	18.1 miles Milton Keynes	24 miles
A413	4 miles Wattford	22.1 miles
M40	17.7 miles London	42.8 miles
London Luton Airport	27.2 miles (33 mins)	
London Heathrow Airport	35.9 miles (37 mins)	

Red outline sale plan





DEMOGRAPHIC

- The estimated population for Aylesbury Vale is approximately 220,866
- Economically Active 83.9%
- Economically Inactive 16.1% (lower than the average for the South East and Great Britain)

Business Counts (employees)

Micro
(0 to 9)

92.0%

Small
(10 to 49)

6.8%

Medium
(50 to 249)

0.9%

Large
(250+)

0.3%

Planning

The outline planning permission can be found under the reference of 16/00424/AOP.

Condition 32 specifies the use classes A1-A5 shall not exceed 4,000sqm in gross internal floor space. Each individual unit of accommodation within the A class use shall be limited to a maximum of 1,200 sqm in gross internal floorspace.

The food store is limited to a maximum of 1,200 sqm in gross internal floorspace.

As per the design code, the local centre and residential apartment blocks are subject to a maximum build height of up to 3.5 stories equating to a max height of 17.5m. Design must be aesthetically sensitive to the nearby residential setting.

The S106 contributions associated with the mixed-use scheme will be covered by Taylor Wimpey.

Infrastructure Works

The infrastructure works to the A41/ Woodlands Roundabout are scheduled to be delivered in Q3 2025. A haul road is scheduled for construction in Q4 2024.

Taylor Wimpey are solely responsible for delivering both of these pieces of infrastructure, in addition to the Foul and Surface Water sewers, gas, water, electric and high speed broadband to the site.

Services

All mains services will be available and brought to the boundary of the site.

Viewings

Viewing is strictly by appointment only

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