

RESIDENTIAL DEVELOPMENT LAND

Land at High Street South, Stewkley, Leighton Buzzard LU7 0HR



DEVELOPMENT PLOT OF 0.78 ACRES (0.31 HA) WITH FULL PLANNING PERMISSION

OFFERS INVITED BY PRIVATE TREATY

Key Information

- Planning permission for 1 large dwelling with future potential for further permission
- Opportunity to develop a bespoke home of 287 sq m (3,090 sq ft) plus double garage, close to the centre of this popular village.
- Close proximity to a range of excellent education, leisure, and community facilities.
- Leighton Buzzard Rail Station (4 miles); Central Milton Keynes (11 miles); Aylesbury (10 miles); Luton Airport (23 miles)
- Excellent connectivity – A4146 (3 miles); A5 (6.5 miles); M1 J11A (15 miles)

Location

Stewkley is a popular Buckinghamshire village with a very active local community that retains its rural character while benefitting from proximity to Leighton Buzzard, Milton Keynes and Aylesbury and excellent road connections.

In addition, the nearby locations of Leighton Buzzard and Milton Keynes both offer comprehensive rail services with direct services to London Euston in under 35 minutes.

The Site

Following refusal of the original planning application (reference 22/04098/APP) by Buckinghamshire Council, full planning permission was granted at appeal in May 2024 for one dwelling located on Plot 1, situated nearest the road.



The permitted dwelling is a distinguished four bedroom, four bathroom home designed to compliment its location within the Stewkley Conservation Area and proximity to local historic buildings. The dwelling is proposed to extend to approximately 287 sq m (3,090 sq ft) or 329 sq m (3,538 sq ft) when including the double garage. The design includes a boot room, dining area with lanterned ceiling and office space above the double garage.



The site is wholly located in Flood Zone 1 and there are no s106 or CIL contributions required.

Education

Stewkley is home to St Michael's Church of England School for ages 4 to 11 years together with Buttons@St Michaels, an early years provider. There are many further primary schools available in the nearby villages and in Leighton Buzzard.

In terms of secondary education, there are a number of well regarded middle, upper schools and Academies located in Leighton Buzzard. These include Brooklands and Leighton Middle Schools, Vandyke and Cedars Upper Schools, Linslade School and Gilbert Inglefield Academy. Also located in Leighton Buzzard is Oak Bank Special School, currently rated as Outstanding by Ofsted.

There are also a number of highly regarded private schools within close proximity of Stewkley, including Swanbourne School, Akeley Wood, Thornton College, Milton Keynes Prep School and Stowe School.

Community Facilities

Stewkley and the surrounding areas offer a variety of amenities and community facilities. The village itself is known for its picturesque setting, rural charm, and strong community spirit, making it a desirable place to live. There are two pubs within the village along with a church, village hall and recreation ground.

There are also a host of pubs and restaurants within the local area, as well as nearby farm shops that provide locally-sourced produce.

Retail and Leisure

For larger retail and leisure needs, residents can access nearby Leighton Buzzard, which features a bustling town centre, weekly market and a variety of retail and dining options. More extensive shopping and entertainment facilities, including Centre MK, Xscape and the Theatre District are available at Milton Keynes. Bicester Village is located only 23 miles to the west of Stewkley.

Aylesbury Vale Golf Club is located only 1 mile to the south of Stewkley with many other courses, including the prestigious Woburn, being located within a 20 minute drive of the village.

Marketing and Offers

Unconditional offers are invited for the entirety of the site extending to approximately 0.78 acres. Interested parties should address their offers to the agent clearly stating their offer figure, method of financing the purchase of the site and timescale for exchange and completion.

The site is not being sold with an overage provision.

Tenure

The freehold interest is being offered for sale with vacant possession.

Data Room

Please contact the agents for access to the information pack which will provide further documentation relating to planning, legal and technical documents.

Viewing

Access to the site is strictly by appointment with the agents only.

Questions and offers should be sent to:

Nathan Andrews

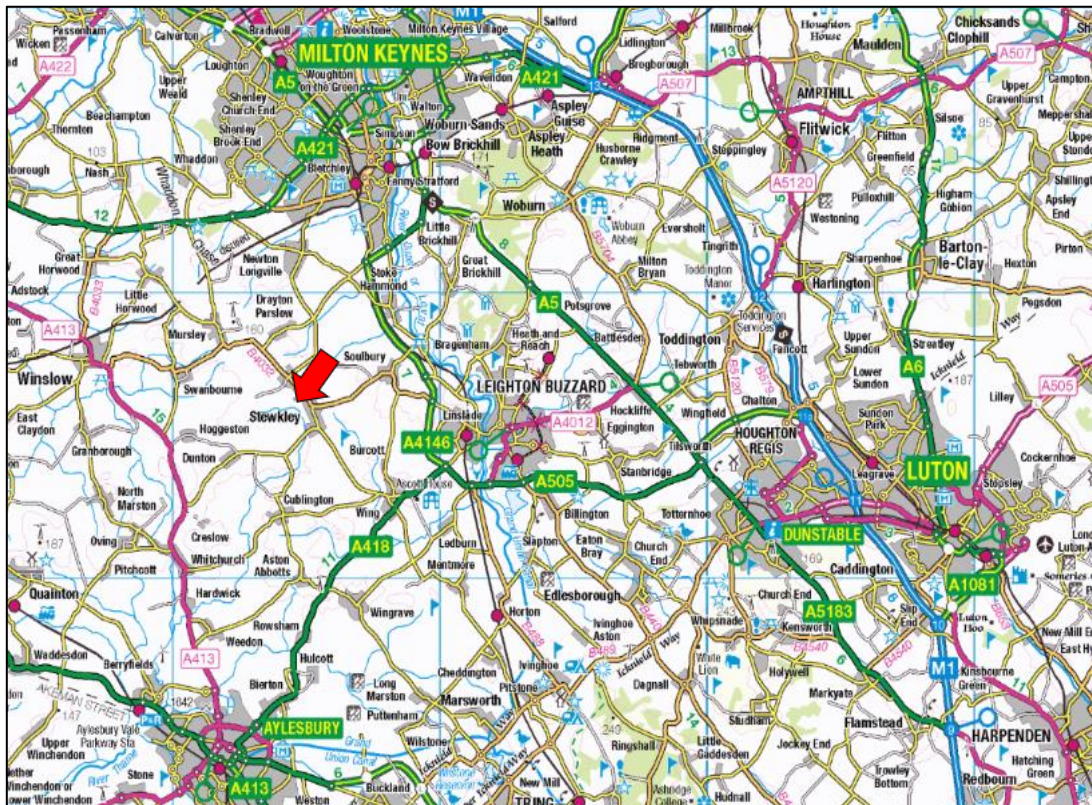
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