

# FREEHOLD LAND FOR SALE

**2.82 ACRES (1.14 HA)**

- Well defined site to be sold on a subject to planning basis
- Allocated for development within the Buckingham Neighbourhood Plan (2011-2031)
- Excellent edge of Town location with local amenities close by
- Buckingham Town Centre (0.6 miles); Central Milton Keynes (13.8 miles); Oxford (26.2 miles); Bicester (10.5 miles)
- A421 (0.3 miles); M1 J12 (16.8 miles); M40 (11.4 miles)



## Allocated for residential development

### LAND OFF TINGEWICK ROAD, BUCKINGHAM

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## Location

Buckingham is a desirable market town located in north Buckinghamshire surrounded by open countryside. The Town is well located between the M40 and M1 making it a sought after residential and commercial hub.

Milton Keynes is 13.8 miles to the east, Oxford and Bicester are to the southwest and are 26.2 miles and 10.5 miles respectively.

Milton Keynes railway station (Westcoast Mainline) is approximately a 20-minute drive and offers a 30-minute service to London Euston as well as frequent trains to Birmingham and the north. Winslow railway station (6 miles) is currently under construction on the new East West Rail line and due to be operational by 2025. Winslow station will connect Oxford and Cambridge and improve job mobility across the region.

Buckingham offers a good mix of independent and chain retail options and an extensive offering of restaurants, pubs and takeaways. In terms of supermarkets, the Town provides a Waitrose, Tesco, Aldi and Lidl. The site is also a short drive from Bicester Village (20 mins) which provides a luxury shopping experience for designer brands.

The Town also has a number of good and outstanding rated primary and secondary educational facilities including, George Grenville Academy, Bourton Meadow Academy & Nursery and The Royal Latin Grammar School. Buckingham is also within a short distance of independent schools Thornton College, Stowe School and Akeley Wood.





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### The Site

This allocated site comprises 1.14 ha (2.82 acres) of land located approximately half a mile to the west of the centre of Buckingham. The site is situated close to the A421 which connects to Milton Keynes and the M1 to the east and to the A43 and M40 to the west.

The site borders land permitted for a development of 400 dwellings which is substantially complete, known as Land North of A421 Tingewick Road, Buckingham. We have shown the extent of the permitted development shaded yellow in the image above.

Access is available via a field gate direct from Tingewick Road, an adopted highway. A culverted drainage ditch runs along the boundary with Tingewick Road.

The site is not located within Green Belt, or a Conservation Area and is located within Flood Risk Zone 1 (very low risk). To the south of the site is St Rumbold's Park and the Scheduled Ancient Monument St Rumbold's Well.

The Buckingham Railway Walk borders the eastern side of the site.

In terms of topography there is an upward gradient from north to south. The northern boundary of the site is tree lined and there is a small gathering of trees in the central part of the site. The site is not constrained by any TPO's.

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## Development Opportunity

The site is allocated within the Buckingham Neighbourhood Plan (known as Site J) for an estimated 39 dwellings. Offers are subsequently invited on a subject to planning basis.

There is a preference for the Purchaser to submit a pre-application to the Local Planning Authority prior to submission of a planning application.

There are opportunities for footpath and cycle links with the adjoining residential development.

## Marketing and Offers

The site is to be offered for sale by Informal Tender on a subject to planning basis by the advertised bid deadline.

Please refer to the Instruction to Bidders and Offer Proforma documents within the Information Pack.

## Tenure

The freehold interest is being offered for sale with vacant possession. Title information will be available in the Information Pack.

## Information Pack

Please contact Alex Jenden for access to the Information Pack. A topographical survey has been undertaken and will be available in digital and hard copy.

## Services

Main services are presumed to be available in the highway, Tingewick Road. Prospective purchasers are advised to make their own enquiries.

## VAT

VAT is payable on the purchase price.

## Viewing

The site can be viewed via the gate along Tingewick Road. Access on site is by prior appointment with Kirkby Diamond.



**01908 678 800**

[www.kirkbydiamond.co.uk](http://www.kirkbydiamond.co.uk)

**NATHAN ANDREWS**

[nathan.andrews@kirkbydiamond.co.uk](mailto:nathan.andrews@kirkbydiamond.co.uk)

Tel: 01908 208847; or

**ALEX JENDEN**

[alex.jenden@kirkbydiamond.co.uk](mailto:alex.jenden@kirkbydiamond.co.uk)

Tel: 01908 015624