



LAND NORTH OF BUCKINGHAM STREET
Tingewick, Buckinghamshire

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- Guide Price £475,000 Freehold
- Postcode: MK18 4QY
- Site Extends to 0.72 Acres (sts)
- Outline Planning Consent for 3 Dwellings
- Sought After Village Location

DESCRIPTION

Taylor Land is delighted to offer for sale this prime development site located in the picturesque village of Tingewick, Buckinghamshire.

Outline planning consent has been granted for the demolition of the existing garage and erection of up to 3 dwellings. The site is accessed via Buckingham Street with residential dwellings to either side. The rear of the site is well screened by trees and hedgerow.

The application is outline in nature with all matters reserved for future determination.

All offers are to be submitted in writing to Taylor Land Limited. Preference will be given to parties that demonstrate they have undertaken full analysis of the site.



LOCATION & CONNECTIONS

The attractive village of Tingewick is situated in the North West of Buckinghamshire and benefits from a wide variety of local clubs, village shop/Post Office, two pubs, Roundwood Primary School and a community café. Further amenities are conveniently located nearby in Buckingham. Rail links are via Milton Keynes and the soon to be completed station at Winslow (8 miles).



PLANNING & TECHNICAL

PLANNING: Outline Planning Permission has been granted under number: **24/01011/AOP** for the erection of up to 3 dwellings following the demolition of the existing timber garage.

The submitted site plan shows an approximate overall site area of 0.72 acres (0.295 ha) with an indicative layout of three detached 1.5 storey dwellings.

ACCESS: The proposed access will be via Buckingham Street.

LOCAL AUTHORITY: Buckinghamshire Council The Gateway, Gatehouse Road, Aylesbury, HP19 8FF

SERVICES: It is understood all mains services are available. Purchasers are advised to satisfy themselves as to the availability and suitability of any utility infrastructure and should rely on their own enquiries with the relevant suppliers.

COMMUNITY INFRASTRUCTURE LEVY: Buckinghamshire Council have not currently adopt a Community Infrastructure Levy (CIL) for the Aylesbury Vale District, although this is currently under review.

RIGHTS, EASEMENTS AND RESTRICTIONS: The land is sold subject to all public rights and private rights of way, light drainage, overhead cable, and other easements and restrictions or obligations that exist whether the same are described in the particulars.

BOUNDARIES: The Purchaser will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundaries

FLOOD RISK: The application site falls within Flood Zone 1 is therefore considered to be at low risk of flooding.

ABORICULTURAL: The northern part of the land is subject to a group Tree Preservation Order. Any reserved matters application will need to clearly detail how the woodland will be improved for increased resilience and longevity and detail how the levels will be changed on site.

BIODIVERSITY NET GAIN: At present the site shows a measurable net gain in biodiversity, in accordance with Policy NE1.

SURFACE WATER DRAINAGE: The drainage strategy provided demonstrates that surface water drainage for four dwellings can be accommodated. Foul water drainage will be connected to public foul sewer.

HERITAGE: The application does not fall within a conservation area and there are no listed buildings or other designated heritage assets in the immediate vicinity of the site.

DATA ROOM: Access to data room can be provided on request.

PROPOSED ACCOMODATION SCHEDULE: The schedule below reflects the illustrative drawing which we hope could be improved upon in any future Reserved Matters application.

Unit No.	No. of Floors	Approx GIA (sq/ft)	No. of Bedrooms
1	1.5	1700	4
2	1.5	1700	4
3	1.5	1700	4



Front of site



View of horse paddocks bordering the north



Wooded area in the northern half of the site



View of road and surrounding dwellings



View of road and surrounding dwellings



View of site from Buckingham Street to the south

IMPORTANT INFORMATION

TENURE: Freehold

PRICE: Guide Price £475,000

VAT: Not subject to VAT

UPLIFT: If the purchaser manages to achieve more than 3 units on this site then an uplift in the favour of the owners will need to be discussed and agreed.

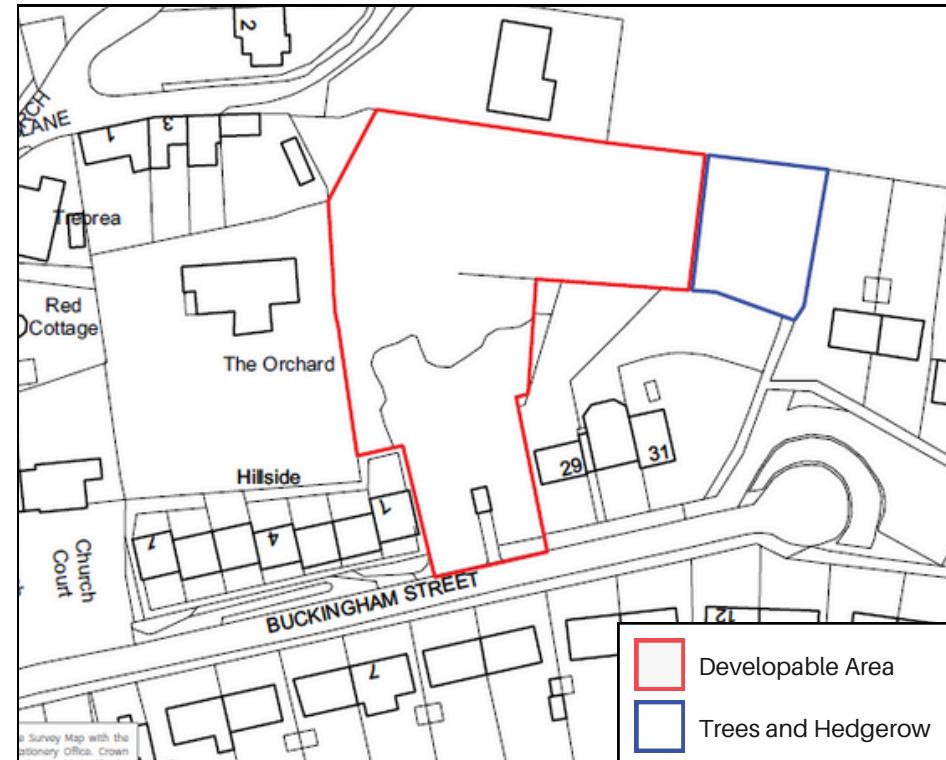
PURCHASER NOTICE: The vendor, in their absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money and shall not be for a sum calculable by reference to another bid

NEW HOMES: Taylor Made New Homes is to be retained for the sales of the new units at a fee of **1.5%** per unit. For advice on resales please contact the New Homes team on **01234 302043**

DATA ROOM: Can be provided on request

VIEWINGS: By appointment only via sole selling agents Taylor Land

Misrepresentation Act / Misdescription Act: Taylor Land Limited for themselves and the vendors of the site whose Agents they are give notice that: These particulars of sale are a general outline only for guidance of intending purchasers and do not constitute part of any offer or contract. All descriptions, dimensions and references to site condition and any other details given without responsibility falling upon the vendors or their Agents, intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by way of inspection. No person in the employment of Taylor Land Limited has any authority to make or give any representation or warranty whatsoever in relation to this site. This site is offered for sale on a Subject to Planning and Contract and Without Prejudice basis 2023



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