

FOR SALE

4.4 ACRES (1.8 HECTARES)

OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT

- Outline Planning Permission (Ref: 19/04202/AOP) for up to 16 dwellings and a new village hall
- Attractive village location in open countryside, close to Leighton Buzzard
- Low-density, high-quality scheme opportunity
- No affordable housing or s106 contributions



RESIDENTIAL DEVELOPMENT LAND FOR SALE
Land off Mill Road, Slapton, Leighton Buzzard

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Location

Slapton is located approximately 5 miles south of Leighton Buzzard, 18 miles south of Milton Keynes and 12 miles from Aylesbury. The site benefits from access to the A505 to the north, itself providing swift access to Milton Keynes, and to Junction 11a of the M1. Slapton and the surrounding region is very well located to benefit from the East West Rail project linking Oxford and Cambridge, with a new station completed at Winslow and further services available in Bletchley

Rail connections at nearby Leighton Buzzard and Cheddington provide direct services to London Euston. Luton Airport is approximately 18 miles to the east.

The Site

The site extends to approximately 1.8 hectares (4.4 acres) and comprises greenfield grazing land located at the northern edge of the village. The site is relatively level and well positioned between existing housing and open countryside.

The site is not within a Conservation Area or any significant ecological designation, is within Flood Zone 1 and is not at risk of surface water flooding.

The scheme is required to deliver a new community centre of 300 sqm / 3,230 sq ft in size. As a result there are no affordable housing or 106 contribution requirements.

Planning Position

The site benefits from Outline Planning Permission (Ref: 19/04202/AOP) granted by Buckinghamshire Council for residential development of up to 16 dwellings, erection of a village hall with parking, formation of new access, and associated works (all other matters reserved).

Education and Leisure Facilities

The site is well located for access to a range of education facilities including the well-regarded Greenleas School (2.6 miles), Cheddington Combined School (3 miles), Dovery Academy (4.5 miles) and Cedars Upper School (5.6 miles).

Slapton is also within proximity to the Buckinghamshire Grammar Schools. A bus service runs from Slapton to Sir Henry Floyd Grammar School, with other services running from nearby villages to other Buckinghamshire Grammar Schools.

Those seeking leisure activities will be in close proximity to Tiddenfoot Waterside Park and Leisure Centre and Liscombe Health Club, while Whipsnade Zoo and the Dunstable Downs are approximately 6 miles to the east. There are also a number of golf clubs at Ivinghoe, Ashridge Golf Club at Berkhamsted, Dunstable Downs and Whipsnade.

Data Room

A comprehensive data room has been prepared, containing all relevant planning, technical drawings,

and legal documents along with Instructions to Bidders. Access to the data room is available on request.

Development Opportunity

The consent allows for a mix of residential dwellings in a desirable village setting, together with the delivery of a new village hall providing valuable community infrastructure.

Further details of the Parish Council's required design features for the community hall are included in the data room.

Services

We understand that mains services are available in the vicinity, but interested parties should make their own enquiries.

Tenure

Freehold with vacant possession. The site is registered under Title BM297543.

Marketing and Offers

The site is to be offered for sale by Informal Tender. Offers are invited on an unconditional basis by the stated closing date.

Guide Price: £1.25 million

Viewing

Strictly by appointment only.

Contact

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