



— Christopher —
PALLET
Chartered Surveyors



Development land at
Barn Close

Winslow, Buckinghamshire MK18 3BL

A greenfield residential site of about 1.75 acres with planning permission for 27 units, 700 yards from the High Street in this charming, small market town





Barn Close

Verney Road
Winslow
Buckinghamshire
MK18 3BL

Description

The land is a level parcel of agricultural land and part of a former garden. It extends to approximately 1.75 acres.

Whilst the land is just 700 yards from Winslow High Street on the west side of the town it is within 150 yards of open countryside separated by an adjacent school.

This site is Phase 2 of a development of 220 house units one of a very few schemes approved under the Aylesbury Value District Council 2001 – 2011 Development Plan in the rural part of the district. The development was approved after a comprehensive Development Brief plan was produced. This plan covered the design of the whole development. Significant infrastructure “improvement works” required under the scheme have already been implemented.

Phase 2 is for 27 units 8 of which are affordable. The majority of the private houses are two storey with no flats. There is a good proportion of two bedroom houses which have been in short supply on new developments in the district recently.

Roads up to the boundary of the site are in place. Services are to be provided by others to the boundary of the site with Phase 1 by completion of the purchase. Phase 1 is in course of development.

Location

Winslow is a small market town on the A413 road between Aylesbury and Buckingham. It has a population of about 4,500. The market charter was granted in 1235. There is a very picturesque centre with many period buildings. The magnificent Winslow Hall built in 1700 dominates the approach from Aylesbury. There is a good selection of shops, a junior school, the Winslow centre with adult and family learning classes, an on site library and extensive outdoor sports facilities.

Secondary schools including the highly regarded Buckinghamshire Grammars are in Aylesbury and Buckingham.

Surrounding the town is the extensive open countryside of Aylesbury Vale.

Buckingham is 6 1/2 miles, Aylesbury the County town of Buckinghamshire is 10 miles, Milton Keynes city 13 miles and London 50 miles.

Planning

Outline planning permission was obtained on 22nd February 2008 for residential units on three Phases by Banner Homes who had an option on Phase 1. Section 106 Agreements were signed with AVDC and Bucks CC by the owners of all phases. Comprehensive collaboration agreements between all phase owners were signed setting out the obligations of each owner. Required improvement works have been undertaken by Banner.

Phase 1 was commenced in 2010 and the Section 106 payments required on commencement have been allocated and no payments will be required by the purchasers of Phase 2. The purchasers of Phase 2 will have to pay the following Section 106 costs:-

Education contribution to Bucks County Council	£71,659
Sport and Leisure contribution to AVDC	£81,398
Total	£153,067

These are index linked from 29th March 2010

The following are contained in the information pack.

1. The Planning Permission.
2. An email from AVDC confirming that the permission is implemented in respect of the whole site.
3. The Section 106 agreements.
4. The Collaboration agreements.
5. The site plan.
6. Individual indicative house plans.
7. The titles

Title

The land is held in two registered Titles. These are contained in the information pack. The split of proceeds of sale will be dealt with by the majority Title owner under the collaboration agreements.

The Scheme

The purchasers of Phase 2 will be required to construct a road between Verney Road and the in-situ spur at the boundary with Phase 1 within six months. The services will be available at this boundary. The road will form the secondary access to the whole development.

Construction will be via Furze Lane and the existing Phase 1 layout. No construction vehicles will be allowed over Verney Road.

It is understood a management company is set up to manage the open space. The purchasers of each house will be required to contribute towards maintenance.

Banner Homes made a few amendments to the design of the approved Phase 1 houses when dealing with reserved matters. It is expected that similar amendments could be made for Phase 2 and the following schedule is for the substituted plot numbers and designs. These relate to the site plan.

Schedule of House Types and Accommodation

<i>Plot</i>	<i>Type</i>	<i>Type</i>	<i>Storeys</i>	<i>Tenure</i>	<i>Sq. ft</i>
117	E	2BH	2	Private - Low cost market	650
118	E	2BH	2	Private - Low cost market	650
119	K	4BH	2	Private	1315
120	J	3BH	2	Private	1024
121	F	2BH	2	Private	693
122	F	2BH	2	Private	693
123	J	3BH	2	Private	1024
124	K	4BH	2	Private	1315
125	G1	3BH	2	Private	980
126	E	2BH	2	Private - Low cost market	650
127	H	3BH	2 1/2	Private	1004
128	H	3BH	2 1/2	Private	1004
129	E	2BH	2	Private - Low cost market	650
130	E	2BH	2	Private - Low cost market	650
131	C	2BH	2	Affordable	825
132	D2	3BH	2 1/2	Affordable	1001
133	A	1BF	-	Affordable	574
134	B	2BF	-	Affordable	673
135	A	1BF	-	Affordable	574
136	B	2BF	-	Affordable	673
137	A	1BF	-	Affordable	574
138	B	2BF	-	Affordable	673
139	O	5BH	2 1/2	Private	1768
140	H	3BH	2 1/2	Private	1004
141	G1	3BH	2	Private	980
142	N	4BH	2	Private	1411
143	L	3BH	2	Private	1241
27				Total excluding affordable -	18706

Method of Sale

The land is for sale by private treaty.

Guide Price - £1.85m

The site will be marketed for a period of time before offers will be considered. This will allow the site to be properly marketed and applicants to conduct their enquiries. It is not a sale by tender. Offerors should include details of their financial position. It is envisaged a sale subject to contract will be concluded by 29th June 2011.

A purchaser will be required:-

1. Once a sale has been agreed to exchange contracts within 21 days.
2. Within six months of completion to have obtained a Section 38 agreement and laid the road from Verney Road to the Phase 1 boundary spur and provide access to the owners of Phase 3 and their successors.
3. Allow for payment of the Section 106 costs associated with Phase 2 totalling £153,067 plus index linking (eoe).

Property Misdescription Act

Notice - These particulars are intended as a general guide only and do not represent any part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility. Intending purchasers should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of the firm of Christopher Pallet Chartered Surveyors has the authority to make or give any representation of warranty in relation to the property.





8 High Street, Wendover
Bucks HP22 6EA
Tel: 01296 625000
www.christopherpallet.com

Information Pack

This is available to download on
christopherpallet.com/winslow



Viewing & Contact Details

This matter is being dealt with by
C.J. Pallet FRICS - c.pallet@christopherpallet.com - 01296 484635 (direct line)
www.christopherpallet.com/winslow

It will be necessary to arrange appointments to inspect the site.