

**SITE FOR THE ERECTION OF TWO THREE BEDROOM TERRACED
HOUSES ADJACENT TO
8 EASTERN STREET, AYLESBURY, BUCKS**



Description

The site currently contains lock up garages. There is consent to demolish these and erect two houses designed in keeping with the existing Edwardian Street scene. There is parking for two cars per house. The site is within one third of a mile of the centre of Aylesbury.

This is an unusual opportunity for a developer to provide brand new properties with the advantage of new fittings and low maintenance in the traditional style.

Location

Eastern Street is off the A418 Cambridge Street in Aylesbury. There are a number of restaurants/takeaways and supermarkets and general shops in the area with the Cambridge Place retail park is close by. The town centre is less than 1/3 mile walk. Aylesbury is the county town of Bucks. It has comprehensive large town shopping, entertainment and leisure facilities including the new landmark Waterside Theatre.

Proposed Accommodation each house

Ground floor	Through Living/Dining Room, Kitchen
First floor	Two Bedrooms and Bathroom
Second floor	Third Bedroom

Garden and parking for 2 cars.

It is estimated the internal floor area of each house is 1170 sq.ft. (measurements scaled from the plans. Applicants are recommended to check these before entering a contract.)

Planning

Permission 081/01342/APP was obtained on the 2nd July 2008. This was time extended by permission 11/01342/APP Dated 31st August 2011.

A copy of the permission is attached together with the reductions of the elevations and floor plans and a site plan.

Note

The planning permission drawings were not submitted by my clients and they do not have copyright authority.

Method of Sale

The land will be marketed until 26th October 2011 to ensure a property marketing period and to allow applicants to conduct their enquiries. Offers will then be considered. This is not a sale by tender.

Price Guide £185,000

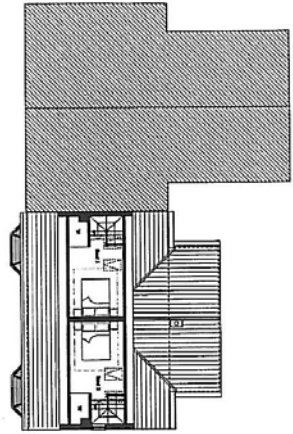
For further details contact C.J. Pallet FRICS, 8 High Street, Wendover, Bucks, HP22 6EA. Direct Line 01296 484625, c.pallet@christopherpallet.com

Note

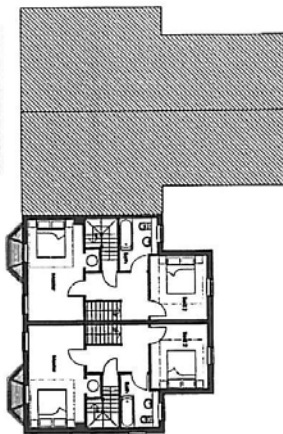
Subject to contract.

Property Misdescription Act

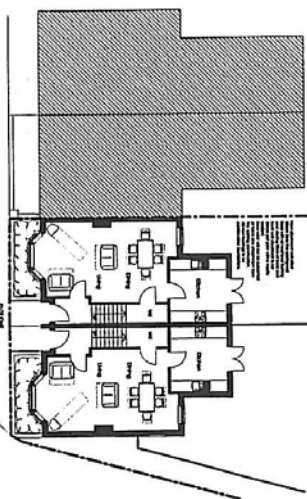
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person in the employment of Christopher Pallet has any authority to make or give any representation or warranty whatever in relation to this property



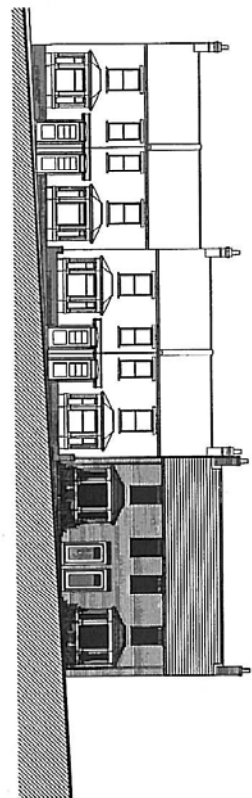
PROPOSED SECOND FLOOR PLAN



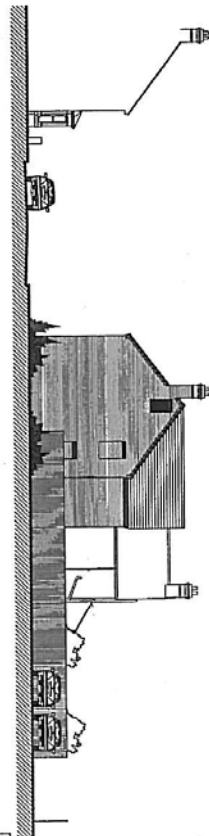
PROPOSED FIRST FLOOR PLAN



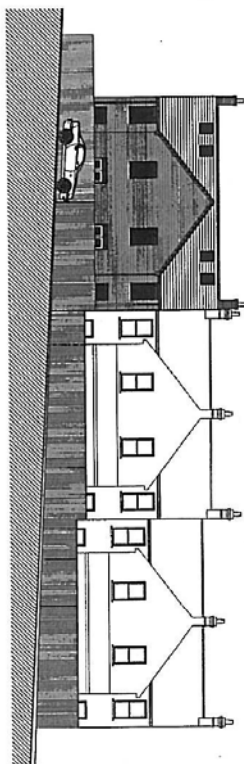
PROPOSED GROUND FLOOR PLAN



PROPOSED FRONT ELEVATION IN CONTEXT



PROPOSED SIDE ELEVATION IN CONTEXT



PROPOSED REAR ELEVATION IN CONTEXT

08/013412
27 MAY 2018

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PROPOSED
TWO BED AND
THREE BED HOUSES
EASTERN STREET
MCTONSHAWANE
PROPOSED
FLANS AND ELEVATIONS
1804.08
1100
1616 PL102 E

AYLESBURY VALE DISTRICT COUNCIL

Town and Country Planning Act 1990

11/01342/APP

Miss Amanda Collison
9A Franklin Road
BRIGHTON
BN2 3AD

Mr Ted Tofield
27 Gateside Lane
CUCKFIELD
RH17 5JQ

Subsequent to your application that was valid on the **6th July 2011** and in pursuance of their powers under the above mentioned Act and Orders, Aylesbury Vale District Council as Local Planning Authority **HEREBY PERMIT:**

Application for time extension of extant planning permission 08/01342/APP - Demolition of existing garages and erection of 2 three bedroomed terraced houses with associated parking to rear

AT:

Garages adj 8 Eastern Street Aylesbury

Approved Drawing Numbers:-**Subject to the following conditions and reasons:**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2) No development shall take place until samples of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials unless otherwise agreed in writing by the Local Planning Authority. Please also see note no. 5 on the back of this notice.

Reason: To ensure a satisfactory appearance to the development and to comply with policy GP35 of the Aylesbury Vale District Local Plan.
- 3) No development shall take place until details of the proposed slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the Local Planning Authority, with reference to fixed datum point. The buildings shall be constructed with the approved slab levels. Please also see note no. 6 on the back of this notice.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development and to comply with policy GP8 of the Aylesbury Vale District Local Plan.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage, shall be carried out within the curtilage of any dwelling the subject of this permission, other than those expressly authorised by this permission.

Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for enlargements and the erection of any garage having regard for the particular layout and design of the development and to comply with policy GP35 of the Aylesbury Vale District Local Plan.

- 5) The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to comply with policy GP24 of the Aylesbury Vale District Local Plan.

The justification for making this decision:

The proposal is in accordance with policies TR1A of the Buckinghamshire County Structure Plan, GP8, GP24, GP35 of the Aylesbury Vale District Local Plan. There are no other material planning considerations of such weight to lead to a decision contrary to those policies.

INFORMATIVES

- 1) Your attention is drawn to the requirements of conditions on the Decision Notice. Conditions No. 2 and 3 impose requirements which must be met **PRIOR TO COMMENCEMENT**.

Failure to observe these requirements could result in the Council taking enforcement action **OR MAY INVALIDATE THE PLANNING PERMISSION**.

- 2) Your attention is drawn to the requirements of conditions on the Decision Notice. Conditions No. 4 and 5 impose requirements which must be met **WHILE THE DEVELOPMENT IS IN USE**.

Failure to observe these requirements could result in the Council taking enforcement action.

- 3) Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property.

Your attention is drawn to the notes on the back of this form.

A handwritten signature in black ink, consisting of a stylized 'D' followed by a cursive flourish.

For and on behalf of the District Council
31st August 2011