



Land Adjacent to 5 Oxford Road, Aylesbury, HP19 8EZ

DETAILED PLANNING CONSENT TO CREATE A BRAND-NEW RESIDENTIAL SCHEME

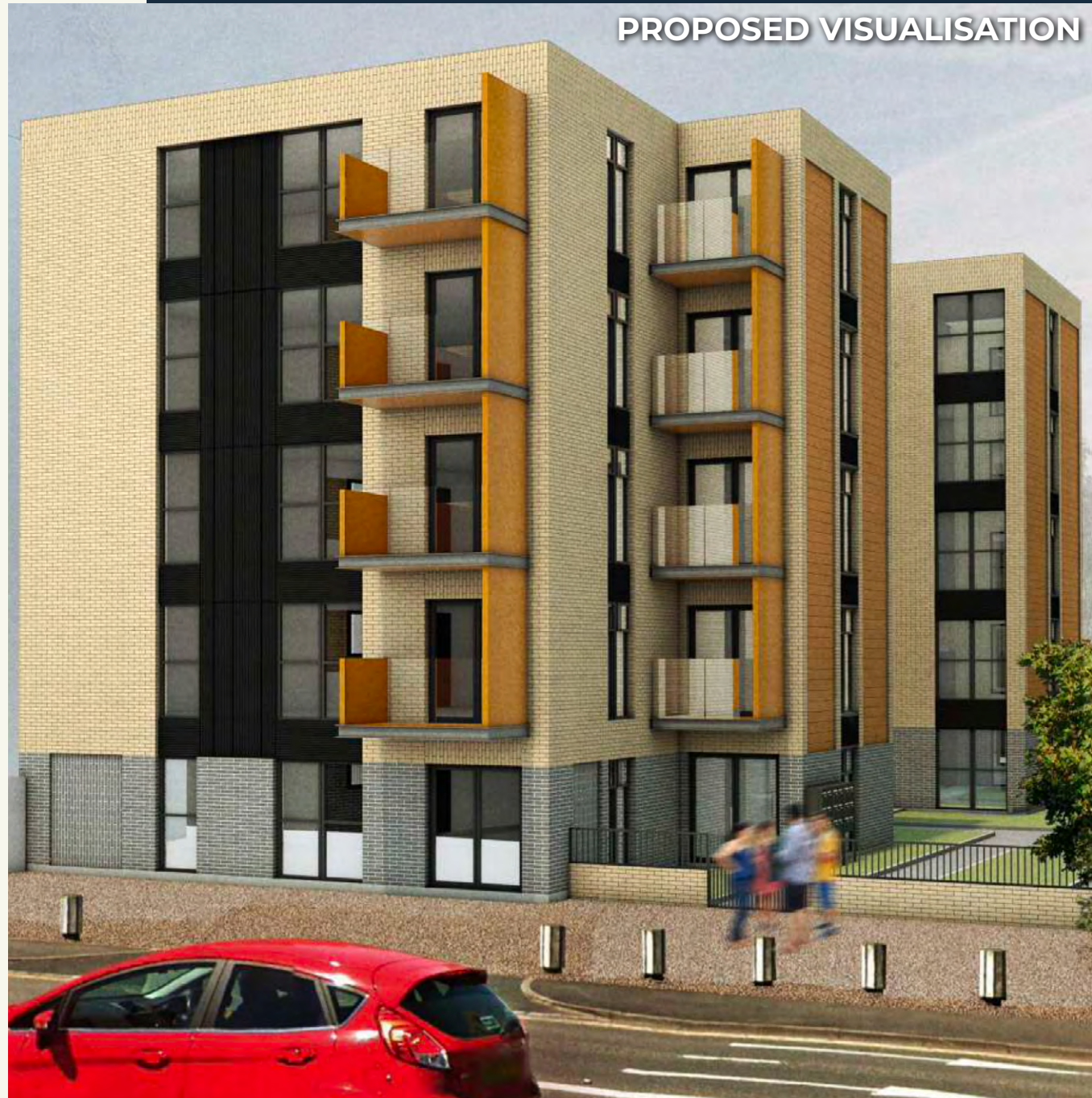


## EXECUTIVE SUMMARY

### DETAILED PLANNING CONSENT TO CREATE A BRAND-NEW RESIDENTIAL SCHEME COMPRISING 15 PRIVATE-SALE APARTMENTS IN AYLESBURY TOWN CENTRE

- **Freehold land** benefiting from **detailed planning consent** to create **15 apartments (10 x 1-bed & 5 x 2-bed)**
- **Fully private scheme with no on-site affordable housing**
- **Prominent site** measuring approx. 0.18 acres / 0.07 hectares
- **Proposed Residential NIA** approx. 885 sq. m. (9,526 sq. ft.)
- **NB:** Flat 3 was originally proposed as a duplex including a basement level, however, the **basement (entirely) has been removed from the proposed scheme**
- **Existing site has been cleared**
- **No CIL and the S106 contributions have been paid by the Seller**
- **The Seller has begun discharging all pre-commencement conditions**
- Located within **1 km (0.6 mi) of Aylesbury Railway Station**
- **Offers are invited for the freehold interest in the land**

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## DESCRIPTION

The existing property comprises a car park, which occupies a broadly rectangular site extending to approximately 0.18 acres. Access is taken directly via Oxford Road.

The site sits in-between two residential developments, Chiltern House and Sunley House.

Detailed planning consent is in place for a brand-new residential scheme comprising 15 apartments, all for private sale.

The site is flanked by two five storey residential developments to the north and south.

**NB: Offers are invited for the freehold interest in the land, with vacant possession upon legal completion.**

# LOCATION

The site is located within Aylesbury, which is the county town of Buckinghamshire, South East England.

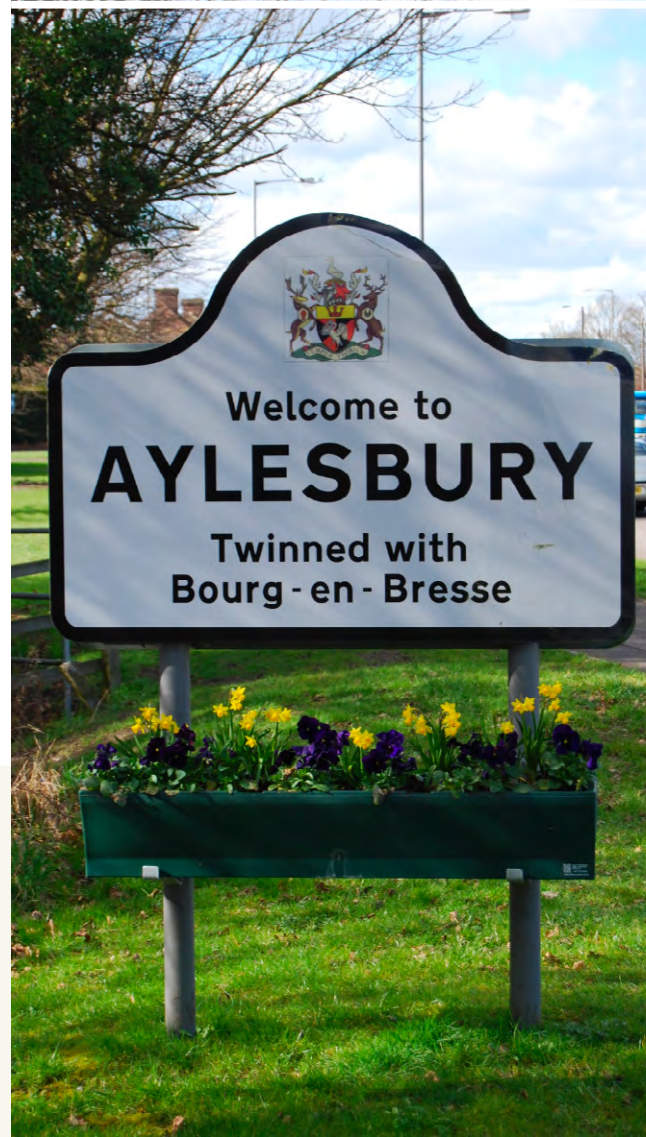
Aylesbury Railway Station is located approximately 1 km (0.6 mi) from the site and provides direct services into Central London (London Marylebone) in approximately 1-hour.

Aylesbury Town Centre is located a short 6-minute walk from the site (circa 0.3 miles), which provides an abundance of restaurants, shops and supermarkets.

Aylesbury was awarded Garden Town status in 2017. The town's housing is set to grow by over 16,000 homes by 2033.

# KEY DISTANCES

- **Aylesbury Town Centre:** 0.3 kms (0.2 mi)
- **Friars Square Shopping Centre:** 0.6 kms (0.4 mi)
- **Morrisons Supermarket:** 0.6 kms (0.4 mi)
- **Aylesbury Shopping Park:** 0.8 kms (0.5 mi)
- **Aylesbury Waterside Theatre:** 0.8 kms (0.5 mi)
- **Buckinghamshire College Group:** 0.8 kms (0.5 mi)
- **Aylesbury Railway Station:** 1 km (0.6 mi)
- **Sir Henry Floyd Grammar School:** 1 km (0.6 mi)



# PLANNING

Detailed planning has been granted (reference: 19/01437/APP) for the following:

*“Proposed redevelopment to provide for 15 apartments”*

**NB:** The Seller, at their own cost, has begun discharging all pre-commencement conditions and they have paid the S106 contribution.

It is our understanding that the proposed scheme will result in no CIL liabilities and Section 106 contributions of approx. £46,080 (**already paid by Seller**) - we strongly encourage interested parties to carry out their own due diligence to confirm this.

To view the planning application on Aylesbury Vale DC's planning portal, please [Click Here](#).



# ACCOMMODATION SCHEDULE

RESIDENTIAL	BEDS	NIA SQ. FT.	NIA SQ. M.
Unit 1	1	592	55
Unit 2	1	560	52
Unit 3	2	753	70
Unit 4	1	592	55
Unit 5	1	560	52
Unit 6	2	753	70
Unit 7	1	592	55
Unit 8	1	560	52
Unit 9	2	753	70
Unit 10	1	592	55
Unit 11	1	560	52
Unit 12	2	753	70
Unit 13	1	592	55
Unit 14	1	560	52
Unit 15	2	753	70
<b>TOTAL</b>		<b>9,526</b>	<b>885</b>



**EXISTING CLEARED SITE**

## METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) at a **Guide Price of £1,100,000**, subject to contract.

## VAT

The property is elected for VAT.

## FURTHER INFORMATION

A project data room has been set up and interested parties are able to find further information and associated documents by visiting: [www.glpjg.co.uk/properties/oxfordroad](http://www.glpjg.co.uk/properties/oxfordroad)

**Data Room Access Code: OXFORDROAD2021 (case sensitive)**

## DEBT ADVISORY

GLPG's Debt Advisory Team advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.



For more information, please contact Nick Swerner on 07966 487 790 / 0203 640 6420 / [nick.swerner@glpg.co.uk](mailto:nick.swerner@glpg.co.uk).

## CONTACT

For further information or to arrange an inspection, please contact the sole agent, GLPG on **020 3640 6420**, [team@glpg.co.uk](mailto:team@glpg.co.uk), or a member of our team below.



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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

**Marketing particulars produced by GLPG.**