

# AYLESBURY

ASTON CLINTON ROAD • HP22 5QT

PROMINENT DEVELOPMENT  
SITE FOR SALE

- Prominent location
- High volume of passing traffic
- Main arterial route into Aylesbury town centre
- Densely populated residential catchment



(0.65 hectares)

1.6 acres

ON BEHALF OF



RAPLEYS

## LOCATION

The site is located on the eastern edge of the affluent Buckinghamshire County Town of Aylesbury with extensive frontage to the busy A41, Aston Clinton Road, one of the main arterial routes into Aylesbury town centre. The town's train station provides direct links into London Marylebone in 1 hour and the nearest motorway junction is the M40 circa 15 miles away, which connects with the M25 (south) and M42 (north).

The land benefits from prominence and good visibility to the main road and is situated on the primary access to a major new development by Inland Homes and Taylor Wimpey, comprising 400 new homes together with retail, care facility and offices.

The surrounding area is predominantly residential in character with a Holiday Inn hotel opposite and Aylesbury town centre approximately 2 miles to the west which is home to Friars Square Shopping Centre and Aylesbury Shopping Park.



1.6 acres (0.65 hectares)







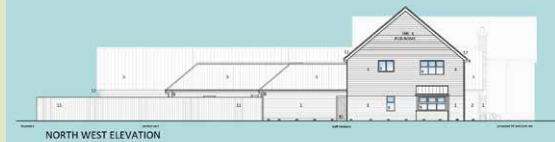
Previously Proposed Development

## PLANNING

The site benefits from an outline planning approval and is the subject of a Reserved Matters Application due to be determined imminently. The RMA details a 180 cover pub restaurant and a separate 54 bed lodge style hotel with 114 shared car parking spaces.

Interested parties should rely on their own enquiries of the Local Planning Authority.

Proposed Elevations



For Illustration Purposes Only



## DESCRIPTION

The site comprises 1.6 acres and is a level, rectangular plot as shown outlined in red on the plan. The access road will be constructed by Taylor Wimpey and the site has rights over this. A new all movements traffic light controlled junction will also be created as part of the wider scheme.

## TENURE

Freehold.

## TERMS

Offers are invited for the freehold interest.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## VIEWING

The site can be viewed from Aston Clinton Road at any time. Parties wishing to view the site may do so entirely at their own risk.



**RAPLEYS**

## CONTACT

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