



Land & Development in MK18

Buckingham Road, Winslow, Buckingham,
Buckinghamshire, MK18 3NA

£390,000 Starting Bid

Allocated parking

Property features

- ✓ 500 metres from Winslow's brand-new East West Rail station
- ✓ Pre-Application Stage – Proposed Scheme
- ✓ Approximately 2.5 acres

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

LAND FOR SALE;

"The Lace House"

Pre-Application Stage – Proposed Scheme

A bold and visionary concept for a contemporary luxury residence set in a secluded woodland landscape — "The Lace House" offers an exceptional opportunity to create a one-of-a-kind eco conscious family home just minutes from Winslow's new East-West Rail station.

Planning Context

A pre-application response from AVDC (Buckinghamshire Council), dated 21 July 2023, raised objections based on the site's designation

as 'Open Countryside'. However, this classification appears to the seller that it has been misapplied. The seller is happy to assist a purchaser through the appeal process. The seller will provide the purchaser with plans, reports, studies & designs commissioned to date on the site.

The Lace House is just one of the design ideas that has been explored for the site.

Site Description

Area: Approximately 2.5 acres

Shape: Long and linear, tapering north to south with a broad southern end.

Landscape: Mature trees provide excellent screening from any road noise (A413) and neighbouring properties. There are groups of trees on the periphery which are subject to TPOs, none impinge on the locations within the site where the new dwelling could be sited.

Access: Existing driveway from the A413 to be retained, with a new access branching from the southern end.

Local Authority: Buckinghamshire Council

Tenure: Freehold

Covenants /Rights Of Way/ Easements: Neighbouring property 7 Gables has the right to run a sewerage outfall across the land which drains in the farmer's field adjacent to the site. This does not affect the siting of the house designs.

Utility Connections: No connections currently on site.

Water, electricity and sewerage connections abut the land at the intersection with the A413 on the northern edge of the site

Location:

The site is just 500 metres from Winslow's brand-new East West Rail station, offering direct connections to Oxford, Cambridge, and London Marylebone — and is situated within an established settlement pattern.

Price: Starting Bid £390,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: Allocated

Description

Land for sale with Pre-Application Stage – Proposed Scheme



Location

The site is just 500 metres from Winslow's brand-new East West Rail station.



Land Registry

TITLE NUMBER: BM221258



Size

Area: Approximately 2.5 acres



Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. Please contact us to register your interest.





Buckingham Road, Winslow, Buckingham, Buckinghamshire, MK18 3NA

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

