

01296 398383

info@chandlergarvey.com www.chandlergarvey.com

AYLESBURY

A41 ASTON CLINTON ROAD HP22 5AB

NEW CARE HOME OPPORTUNITY
Planning for 28,800 sq ft (2,676 sq m)
On three floors preferred on .85 acre site.

FOR SALE FREEHOLD



Location

Aston Clinton is located close to the main A41 road between Tring and Aylesbury, approximately 4 miles (6.4km) east of Aylesbury.

Aylesbury is situated approximately 44 miles to the North West of London, 23 miles from Oxford and 15 miles south of Milton Keynes. It is located on the junction of the A41, A43 and A418 roads, providing easy access to the M1, M40 and M25 motorways, all of which are in a 20 mile radius. The town has a mainline railway station with a direct line to London Marylebone and a journey time of approximately 55 minutes. London Luton Airport is located 20 miles away.

www.chandlergarvey.com

Amersham

Tel: +44 (0)1494 723 999

Aylesbury

Tel: +44 (0)1296 398 383

High Wycombe

Tel: +44 (0)1494 446 612

Marlow

Tel: +44 (0)1628 902 488

Slough

Tel: +44 (0)1753 725 700

Aylesbury has been given Garden City status and is due for another 33,000 new homes by 2033. In addition, 1million sq ft of real estate has recently been granted permission at Woodlands, which has also gained Enterprise Zone status.

Description

The site forms part of the former major development area as identified by Aylesbury Vale District Council. The site of 73.4 acres and is to be developed by Inland Homes to provide over 400 residential units totalling 364,602 sq ft. In addition, there will be a retail/local centre of 6,000 sq ft, an office of 54,000 sq ft, and a leisure use comprising a hotel/pub restaurant of around 45,000 sq ft.

The Care Home site is identified on the plan here included and totals approximately 28,800 sq ft. The preference is for the developer to provide this over three floors.

It should be noted that the adjacent site has planning permission for offices, so it is possible that this could form part of a larger care home facility, subject of course to planning.

Site works will commence Summer 2018.

For Sale Freehold

Offers sought in the region of £2m plus VAT.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.



For further information please contact:-

Alan Chandler, **Chandler Garvey** 01296 398383 ac@chandlergarvey.com

SUBJECT TO CONTRACT

MARCH 2018