

0.71 ACRE POTENTIAL DEVELOPMENT SITE

Land adjacent to Sutton Court Farm, Sutton Lane, Langley, Buckinghamshire, SL3 8AR

ROBSONS
LAND & NEW HOMES

INDICATIVE ONLY

An opportunity to acquire a plot of land at approximately 0.71 acres (0.29 hectares) with a frontage of 173ft (53m) and plot depth of 237ft (72m) that could be suitable for a residential lead scheme (subject to the usual planning permission and consents)

Sutton Lane comprises of a mixture of commercial and residential properties in a convenient location east of London Road (A4,) north of M4 Motorway (Junction 5) and east of M25 Motorway and London Heathrow Airport. The nearest stations are Langley & Iver (Great Western, also to be served by Crossrail). Conveniently situated for Slough & Langley with their range of shopping, leisure and transport facilities. Langley is a popular location for families and provides a wide choice of schools and has a leisure facilities. Langley has a good choice of local shops, supermarkets, restaurants, public houses and hotels.

TREE PRESERVATION ORDERS (TPOS)

We understand a number of the trees on the site could be subject to TPOs. Interested parties should make their own enquiries.

BOUNDARIES & FENCING POSITIONS

We have not undertaken a detailed survey of any of the boundaries. Interested parties should make their own enquiries.

CONTAMINATION & SOIL SURVEY

We have not carried out a land contamination survey. Interested parties should make their own enquiries.

HEALTH & SAFETY

Whilst undertaking inspection we would ask you to be as vigilant as possible for your own safety. Children are not allowed on site and sensible footwear must be worn at all times.





DISCLAIMER

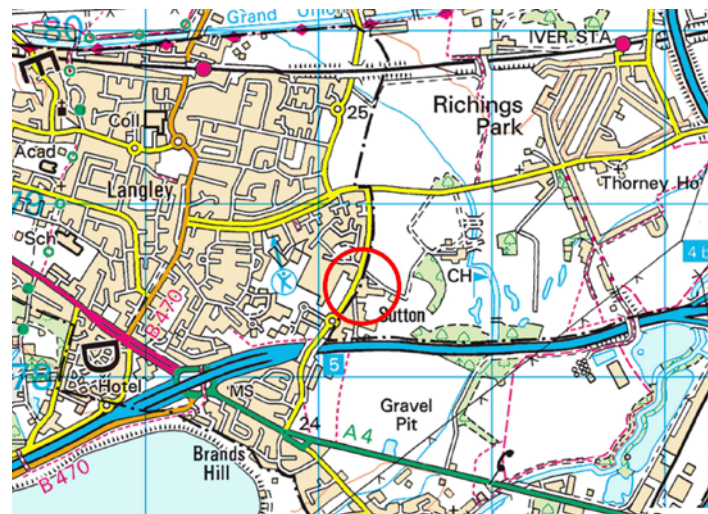
Any intending purchaser should satisfy themselves by carrying out an inspection, undertaking Local Authority searches and making all necessary enquires via their solicitor & surveyor. Any areas, measurements & distances quoted are approximate and therefore cannot be verified or relied on. We understand that the land sits within Metropolitan Green Belt. The plot measurement and Ordnance Survey extract has been sourced from Promap and the accuracy cannot be guaranteed and are not to scale. Interested parties should make their own enquiries. We are not in a position to provide any form of commentary on the planning, CIL charges, Affordable Housing Contribution or provide any guarantee & assurance in relation to the likelihood of success should a residential or commercial application be presented to the Local Authority for consideration. It is incumbent on the potential purchaser to satisfy themselves as to the suitability of the site for their own purposes. Our clients currently rent out the site – the tenants use the area as an overflow car parking area for Heathrow travellers. We understand that the tenants are on a short term contract and only require a few months' notice to vacate (subject to contract). The site has a historic 20% planning overage gain attached to the title, therefore any interested parties must take this into account.

Additional Information

Guide Price: £2,000,000 - Our clients will consider conditional and unconditional bids, subject to contract & planning

Tenure: Freehold

Local Authority: South Bucks District Council – www.southbucks.gov.uk





ROBSONS

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