



Corner Farm

Gib Lane, Berton, Aylesbury, HP22 5DY

DEVELOPMENT OPPORTUNITY - SUBJECT TO PLANNING

3 Acres

(1.21 Hectares)

- Suitable for Residential, Care Home or other development
- 3 acres with approx 25,000 sq ft of redundant farm buildings

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Summary

Available Size	3 Acres
Price	Offers in excess of £2,000,000.00 No VAT payable on purchase price
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Purchaser to be responsible for both parties' legal fees incurred in the transaction
EPC Rating	Upon enquiry

Description

The property provides approximately 3 acres laid mainly to hardstanding and accommodates approximately 25,000 sq ft of redundant farm buildings as per the attached photographs. See site edged red on attached location plan.

The site adjoins Kingsbrook residential development which is within site allocation AGT6. The development provides approximately 2500 homes together with schools, retail and employment.

In terms of Planning, the site is in open countryside, there are no Listed Buildings near the site, nor is it within a Conservation Area.

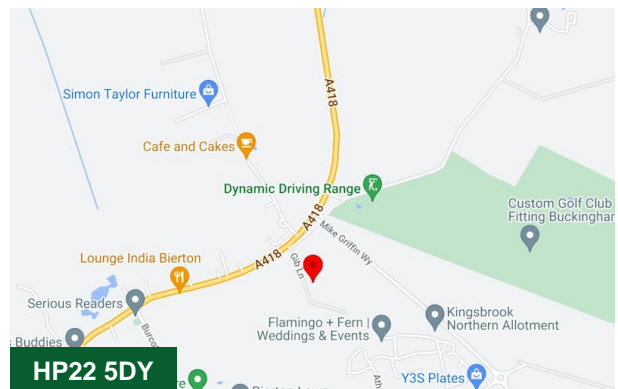
Location

The property is located at the end of Gib Lane, just off the A418 at Berton, close to the junction with Mike Griffin Way, the main spine road through the new Kingsbrook Development.

Berton is ½ mile northeast of Aylesbury, the County Town of Buckinghamshire and is approximately 44 miles northwest of London, 23 miles from Oxford and 15 miles south of Milton Keynes. Aylesbury is subject to residential expansion, with the adjoining Kingsbrook Scheme accommodating approximately 2,500 new homes, together with 2 schools, retail etc.

MONEY LAUNDERING

Money Laundering Regulations require Chandler Garvey to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.



Viewing & Further Information



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