

Development Opportunity Aylesbury

Employment Land at Berryfields, Aylesbury, Buckinghamshire



- Site area: 6.03 ha (14.9 acres).
- Development site to the north west of Aylesbury with outline planning permission for B1, B2 and B8 uses.

Savills Birmingham
Innovation Court
121 Edmund Street
Birmingham B3 2HJ

+44 (0) 121 633 3733
savills.co.uk





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Summary

The site for sale comprises 6.03 hectares (14.9 acres) of land, forming part of the Berryfields Major Development Area (MDA) in Aylesbury and benefiting from outline planning permission for B1, B2 and B8 development.

Location

Aylesbury is approximately equidistant from Oxford, Milton Keynes, High Wycombe and Hemel Hempstead. Oxford is 32km (20 miles) to the west and London is 59 km (36.5 miles) to the south east.

The MDA is located to the north west of Aylesbury with excellent connections to the Trunk Road network provided by the A11(T) which runs adjacent to the site. The A41 provides connections to Junction 20 of the M25 (c. 34 km/21 miles to the south east), and to Junction 9 of the M40 Motorway (c. 27 km /16.7 miles to the north west). The site benefits from the new Aylesbury Western Link Road which connects Berryfields with the A41, as well as improving links to the north, particularly to Milton Keynes and the M1.

The site can be easily accessed by public transport, with links to both London Marylebone and Aylesbury provided by Aylesbury Vale Parkway Station which adjoins the site. Travel time to Aylesbury centre is 4 minutes, and London Marylebone, 1 hour.

Site area

The site extends to 6.03 ha (14.9 acres).

Description

The site forms part of Berryfields MDA, which has outline planning permission for up to 3,000 dwellings. The site is located to the south of the MDA, currently comprising undeveloped grassland. It is broadly rectangular in shape and slopes gently to the south. The site benefits from extensive road frontages, with the A41 to the north and Sir Henry Lee Crescent to the south.

Surrounding uses include Aylesbury Vale Parkway railway station to the west and the new Aylesbury Vale Academy to the north. A significant amount of residential development has occurred to the north of the site, with approximately 900 houses having been constructed to date.

Tenure

The site is available freehold with vacant possession granted upon completion, and subject to approval of the scheme layout and design proposals.

Planning

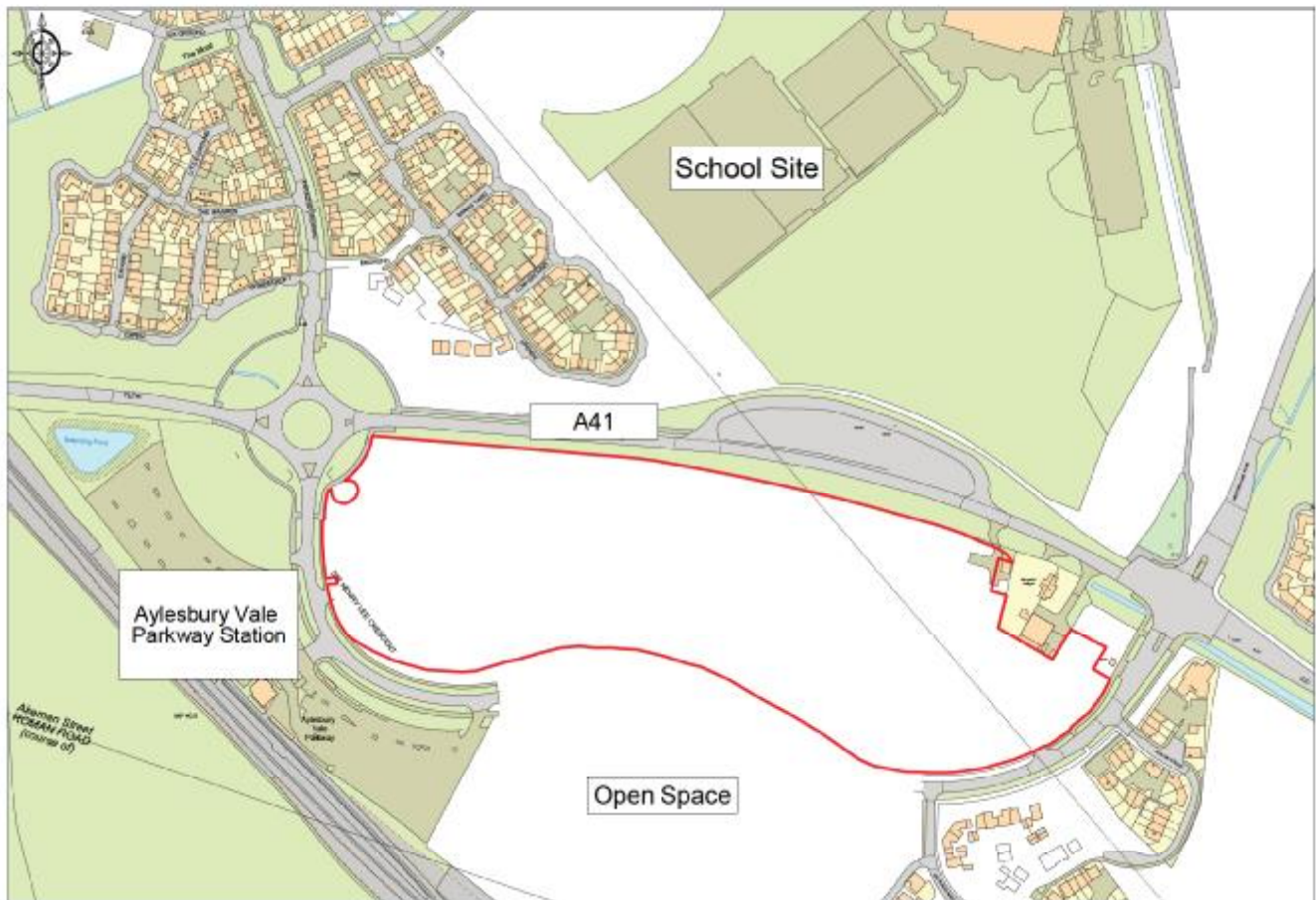
The site forms part of Berryfields MDA which was granted planning permission on 14th November 2007 for a "Site for 3000 dwellings, employment (Classes B1, B2 and B8), district centre (comprising a mix of Classes A1, A2, A3, A4 and A5, B1, C3, D1 and D2), two combined schools, a secondary school, public open space and recreation facilities, park and ride and accesses." (reference 03/02386/AOP). This site is allocated for employment use on the approved masterplan.

Interested parties should make enquiries to:

Aylesbury Vale District Council,
The Gateway,
Gatehouse Road,
Aylesbury,
Bucks
HP19 8FF

Tel: 01296 585 858

www.aylesburyvaledc.gov.uk



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Business Grants

Grants which may be available from Aylesbury Vale District Council (AVDC) include:

- Golden Welcome Scheme—aimed at relocating businesses intending to bring at least 20 or more jobs to the Vale within 18 months, funding is available for capital costs, improvements to property, lease costs, skills training and relocation costs up to the amount of £25,000.
- Established Business Grant Scheme – includes funding for purchasing tools, machinery, equipment, R&D, marketing and promotional activities. Funding can be sought for up to 50% of the total cost of the item/service to be purchased.

Further information is available from AVDC, www.investaylesburyvale.com

Services

Interested parties should investigate service provision matters to their own satisfaction. Utilities plans are available in the data room (see below).

Offers

Offers are to be submitted to Savills at the following address:

Innovation Court,
121 Edmund Street,
Birmingham,
B3 2HJ

Offers are sought on both conditional and unconditional bases for sale. Please provide the following information in each instance:

- Solicitor's details
- Timescales for delivery
- Planning strategy and proposals (if appropriate)
- Board Approval (if appropriate)
- Payment Terms
- Proof of Funds

VAT

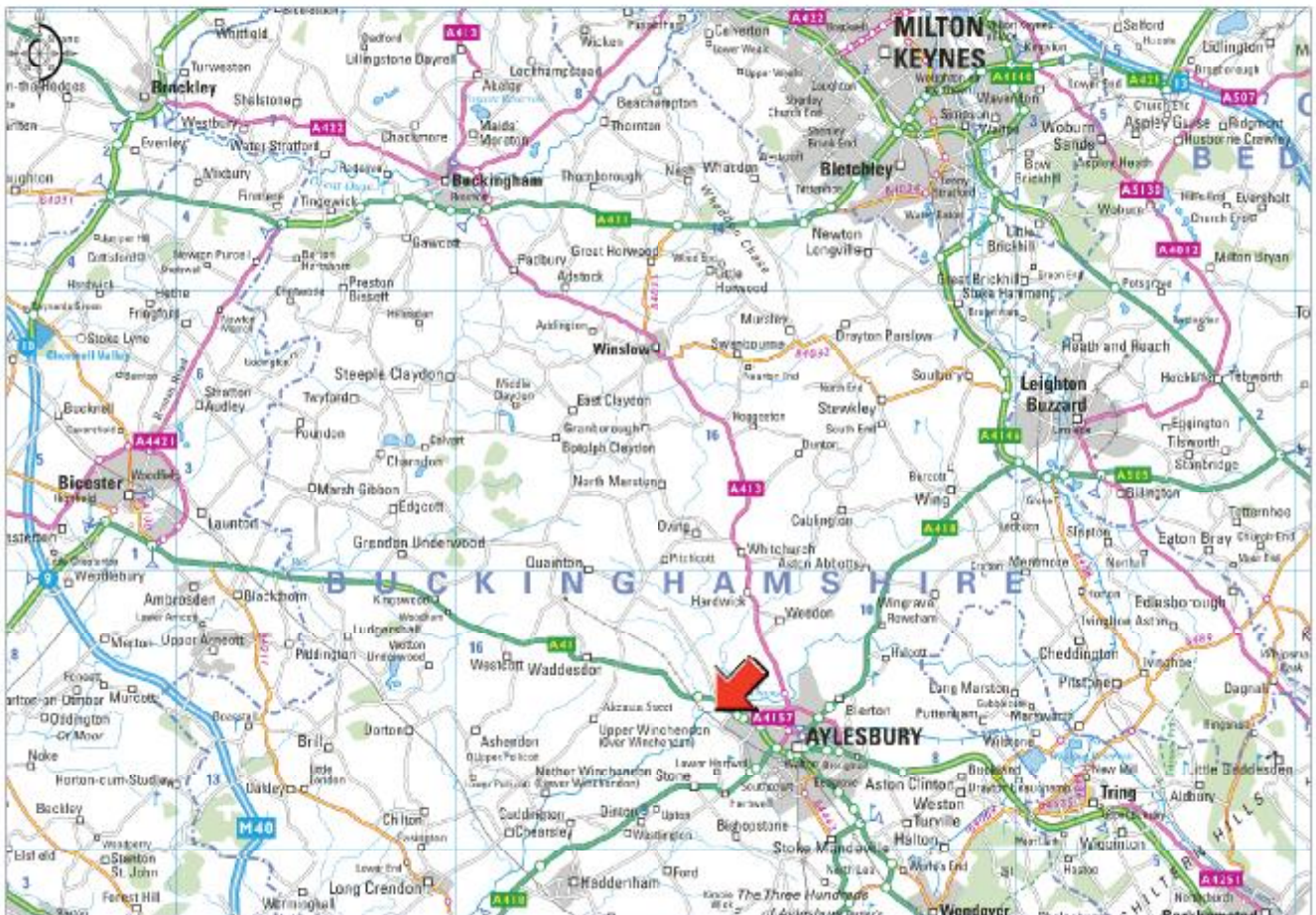
Any guide prices quoted or discussed are exclusive of VAT.

Viewings

It is possible to view the site from the public highway, otherwise access to the site is strictly by appointment only, to be arranged with Savills.

Further Information

Further background information is available in a dedicated 'Data Room'. Please contact Savills for access details.



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Contacts

Siân Tibbatts

stibatts@savills.com

+44 (0) 121 634 8477

Emma Prowse

eprowse@savills.com

+44 (0) 121 634 8409

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