

Land at Soulbury Road, Wing

BUCKINGHAMSHIRE, LU7 0TW

Freehold Development Opportunity





Redline plan provided for illustrative purposes only

THE PROPERTY

The property is located to the west of Soulbury Road in Wing, Buckinghamshire and falls within the administrative jurisdiction of Buckinghamshire Council. Historically the site was used as a Highways Depot by the council, however, it has been vacant for a number of years.

The land extends to approximately 1.4 acres (0.57 hectares) and is roughly rectangular in shape. The site features a gentle to moderate slope in parts, with the centre of the site being fairly level, as this previously contained buildings relating to the Highways Depot, which were demolished by the Council in 2022. We understand there may be some remediation works required to the site and a Ground Investigation Report has been provided in the information pack.

ACCESS

Access to the site can be found at the middle of the southern border, and is taken directly off Chesterfield Crescent.

TITLE INFORMATION

The property is held under Title number BM415987. Further information relating to the title can be found in the information pack.

KEY HIGHLIGHTS

Savills have been appointed on behalf of Buckinghamshire Council to seek proposals for a freehold development opportunity in the village of Wing, Buckinghamshire.

- Located on the northern edge of Wing
- Ideally positioned between Leighton Buzzard, Aylesbury and Milton Keynes
- Good access to local road networks
- c4 miles (6.7km) from Leighton Buzzard railway station
- Site extends to approximately 1.4 acres (0.57 hectares)
- Brownfield site with redevelopment potential, subject to the necessary planning consents
- Offered with vacant possession
- Unconditional and conditional offers will be considered for the freehold interest

All maps, plans, photographs and travel times are for illustrative purposes only.

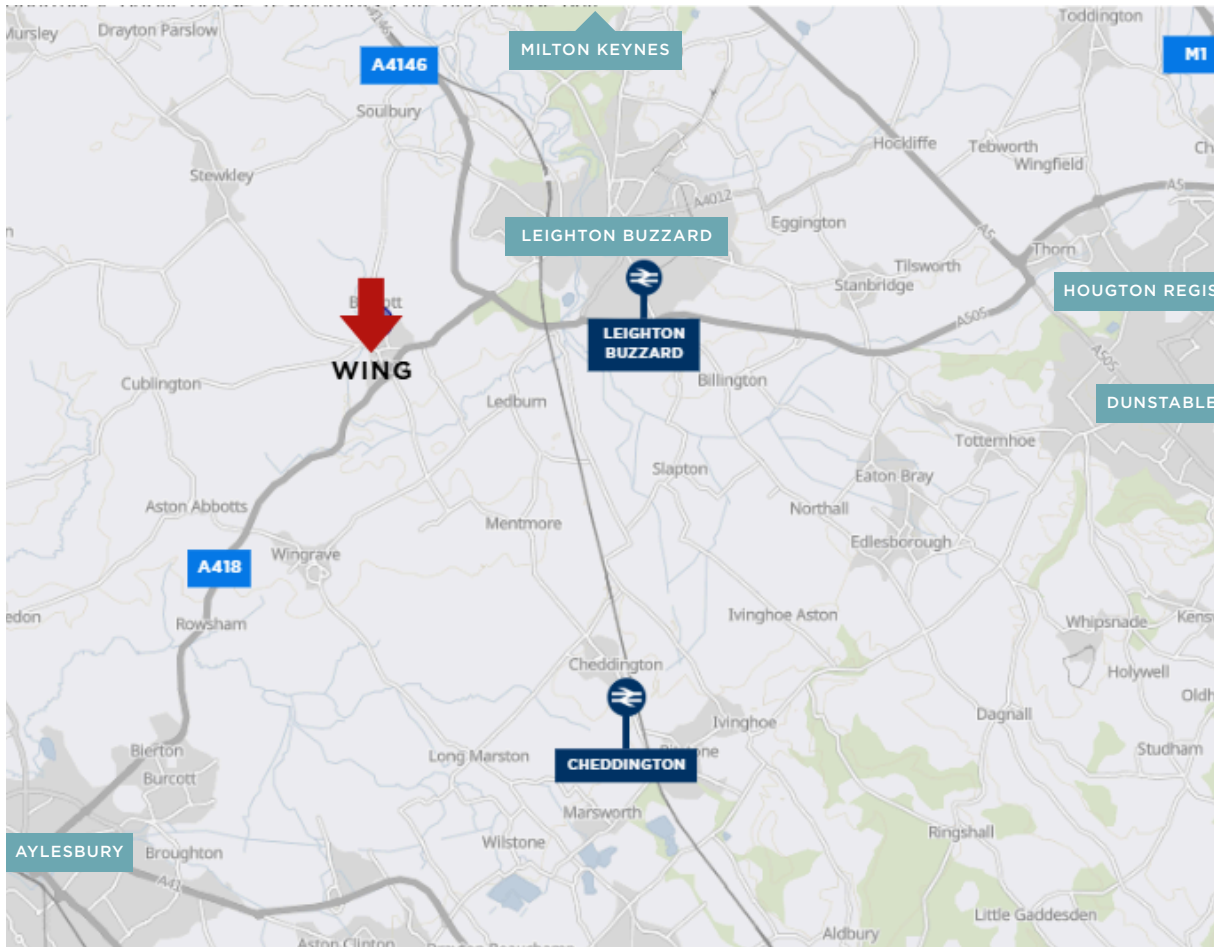


View from Soulbury Road looking north west

WING VILLAGE & LOCAL AREA

The site is situated on the border between the village of Wing and the hamlet of Burcott, both set in east Buckinghamshire. The land is approximately 0.6 miles (1km) north of Wing village centre, which provides local amenities including a convenience store, doctors surgery, pharmacy, public house, restaurants, café and a village hall.

Wing also benefits from two schools, Overstone Combined Primary School and The Cottesloe Secondary School. Both schools are located to the south of the village. Further amenities and leisure activities can be found in the nearby larger towns of Leighton Buzzard and Aylesbury.



All maps, distances and travel times are approximate and/or not to scale and for illustrative purposes only.

CONNECTIVITY

ROAD

Wing is well located close to the towns of Leighton Buzzard and Aylesbury. Local road networks provide access to the A419 and A4146. Further east there are good connections for access to the M1, and west for the M40.

Town	Distance	Drive Time
Leighton Buzzard	3.6 miles	11 mins
Aylesbury	8.5 miles	19 mins
Milton Keynes	14 miles	23 mins
Bicester	23 miles	41 mins
High Wycombe	23 miles	50 mins
A4146	1.7 miles	5 mins
M1 (Junction 11A)	11 miles	23 mins
M40 (Junction 10)	30 miles	49 mins

RAIL

Leighton Buzzard railway station is located circa 4 miles (6.7km) north east of Wing, and provides services to Milton Keynes, London Euston and Birmingham New Street.

From	To	Travel Time
Leighton Buzzard	Milton Keynes	13 mins
	London Euston	33 mins
	Birmingham New Street	1 hr 49 mins

AIR

The nearest airports to Wing are Luton followed by London Heathrow.

Airport	Distance	Drive Time
London Luton	20 miles	26 mins
Heathrow	42 miles	60 mins

Land at Soulbury Road, Wing, Buckinghamshire



View of Soulbury Road looking south west



View from northern boundary looking south



View from western corner looking south



View from northern corner looking south



View from western corner looking east

THE OPPORTUNITY

The land at Soulbury Road provides a development opportunity in a village location, subject to the necessary planning consent. In 2020, Buckinghamshire Council carried out a feasibility exercise looking at possible residential schemes on the land. Two potential layouts were produced; Scheme A shows 14 residential units, whilst Scheme B depicts a scheme comprising 10 residential and 6 commercial units. Both schemes included an element of affordable housing.

Please note: neither scheme were tested through a planning application and the drawings and Feasibility Report have been provided for reference only. Further information relating to the option exercise and drawings can be found in the information pack.

SCHEME A - 14 RESIDENTIAL UNITS



Market Units	Quantity	Affordable Units	Quantity
2B 4P	1	2B 4P	1
3B 5P	7	3B 5P	1
4B 6P	4	4B 6P	-
Total	12	Total	2

SCHEME B - 10 RESIDENTIAL & 6 COMMERCIAL UNITS



Market Units	Quantity	Affordable Units	Quantity	Commercial Units	Quantity
2B 4P	1	2B 4P	1	A - 65 sq.m	3
3B 5P	5	3B 5P	1	B - 65 sq.m	1
4B 6P	2	4B 6P	-	C - 128 sq.m	1
				D - 139 sq.m	1
Total	8	Total	2	Total	6

METHOD OF SALE

Offers are invited via informal tender for the freehold interest of the property and we will advise of a bid deadline date in due course. Please note that the Vendors will not be obliged to accept the highest offer or any other offer.

In order to ensure we are able to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Basis of offer;
- Level of offer and deposit offered;
- Any conditions attached to the offer;
- Anticipated planning timeframes (if required)
- Anticipated legal timetable;
- Any overages offered;
- Funding and whether the offer has received board approval;
- Solicitors details;
- Track record and evidence of any recent comparable projects;
- Any other details that you feel should be considered to complement your offer.

We are likely to hold developer interviews and we will advise parties in due course of the potential dates and location.

OTHER INFORMATION

INFORMATION PACK

An online information pack is available via the below link and contains information relating to the property.

[WING INFORMATION PACK](#)

Interested parties must confirm that they have read the information before submitting an offer.

VIEWINGS

Road side viewings can be undertaken and we can arrange accompanied viewings by appointment only. Prior to inspecting the site, Savills strongly recommend that you discuss any points which are likely to affect your interest in the site, in order that you do not make a wasted journey.

Neither the vendors nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents or consultants whilst on site.



View from the western boundary looking east

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VACANT POSSESSION

The property is to be sold with vacant possession.

VAT

The property is currently not elected for VAT.

LOCAL AUTHORITY

Buckinghamshire Council
The Gateway
Gatehouse Rd
Aylesbury
Buckinghamshire
HP19 8FF

LEGAL

Parties are advised to take legal advice when considering the title and all other aspects of the Land at Soulbury Road opportunity.

SERVICES

Parties are advised to make their own enquiries relating to services and utilities based on their requirements.

AML

The successful party will be required to satisfy all anti-money laundering requirements when heads of terms are agreed.

CONTACT

For further information please contact:



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