VANTAGE
LAND

01727 701303

Akeman Barn, Kingswood, Buckinghamshire

Agricultural building & land off Bicester Road, Kingswood, Aylesbury, HP18 0RA

Agricultural building & land for sale with potential for residential conversion

This is an exceptional opportunity for you to own 7 acres of land with an agricultural building in a popular area close to the Bucks / Oxon border.

The land is flat, with well-defined boundaries and is of good pasture.

There is an 11m x 7.2m agricultural building, sited on a concrete slab, towards the eastern part of the site that has been fenced off with a curtilage of approx. 2 acres. This agricultural building was granted permission in 2011.

Access to the site is via an excellent hard-surface track from a gated entrance off the Bicester Road.

The land is conveniently located between the vibrant and expanding towns of Bicester and Aylesbury, with easy access to local amenities.

The site makes an ideal smallholding, but there is also potential for residential conversion under Class Q permitted development – with over 100 such applications being granted approval by the council within the local area.

Lot	Size	Guide Price
Akeman Barn	7.00 acres	SOLD

Location

- West of Kingswood
- South of Grendon Underwood
- 4.3 miles to Waddesdon
- 6.3 miles to Bicester
- 7.7 miles to Haddenham
- 8.7 miles to Thame
- 9.0 miles to Buckingham
- 9.6 miles to Aylesbury
- 13.1 miles to Oxford
- 16.4 miles to Milton Keynes

Transport Links

- On the A41 Bicester Road
- 7.7 miles to the M40 (J9)
- 5.8 miles to Bicester Village Train Station *
- 6.0 miles to Bicester North Train Station **

* Journey Times: 16 mins to Oxford

** Journey Times: 26 mins to High Wycombe; 37 mins to Warwick; 50 mins to London Marylebone

The site is pleasantly situated in a popular area west of Kingswood and south of Grendon Underwood, near the Bucks / Oxon border.

Amenities are well-catered for with local shops, a good school, pubs & eateries. There is a strong community feel with the village hall hosting a range of classes and social events.

The area enjoys a peaceful countryside feel, yet is well connected to the vibrant retail towns of Bicester & Aylesbury.

Bicester is globally renowned for Bicester Village, a large designer outlet with over 150 boutique shops.

Aylesbury has something for everyone; from its big-name brands to quirky independent shops; a great range of pubs, restaurants and cafés to its lively entertainment scene.

For a slower pace, there are plenty of countryside walks to explore as well a wealth of historical and interesting places to visit including nearby Waddesdon Manor and the Buckinghamshire Railway Centre.

Commuting is convenient via the A41, which also connects the site to the M40 motorway. There are numerous rail connections close to hand offering travel to London in 50 minutes or less.

Planning

The land includes an 11m x 7.2m agricultural building sited on a concrete slab that was granted permission in 2011 under the planning application 11/01035/APP.

Land Designation

The land is Greenfield. Any further development or change of use would be subject to the appropriate permission.

Permitted Development

Under "Class Q", it is possible to develop agricultural buildings, and any land within its curtilage, into homes without needing to apply for planning permission.

Development is permitted if the agricultural building has been in use for at least 10 years.

The maximum floorspace that can be developed is 1,000m², which can be divided into up to 10 separate dwellings each with a maximum floorspace of 150m².

Local Authority

Buckinghamshire Council
www.buckinghamshire.gov.uk

Planning was granted in 2011 for an 11m x 7.2m agricultural building.

Local Development

Over the past 10 years, **138 planning applications have recieved approval from the local council to convert agricultural buildings into residential dwellings.**

Property Prices

The land is situated within an affluent area. Property prices on Bicester Road are 33% above the national average *(Source: Zoopla)*.

These premium house prices reflect the desirability of the area as a place to live and own property – including land.

The land is flat with well-defined boundaries and is of good pasture.

Land Values

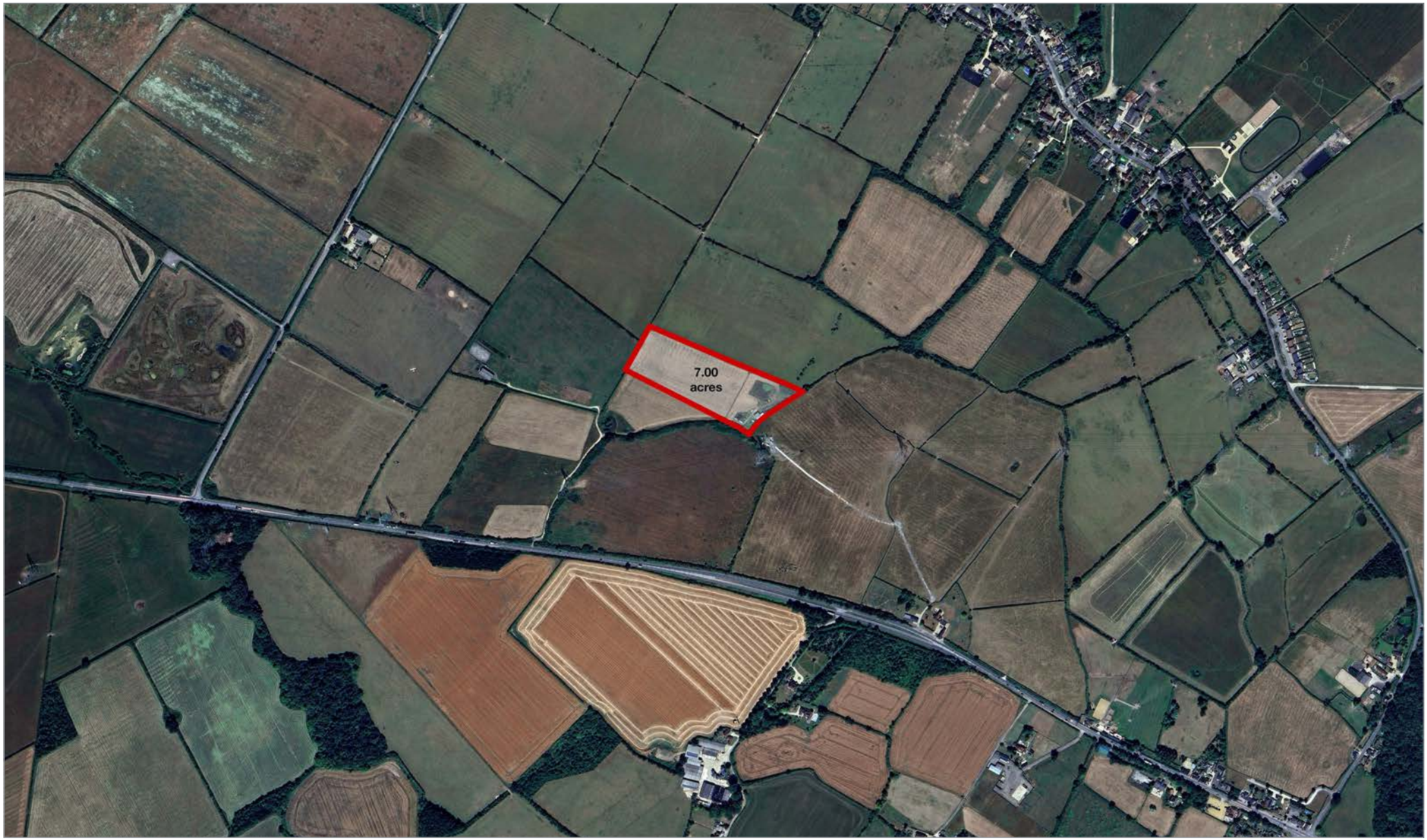
Pasture land prices in the region are 14% higher than the average as land values rose again last year, despite numerous challenges in the local market & global economy. This once again shows the inherent resilience of agricultural land as a tangible asset.

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by the fact that, **in the past 5 years, land values have risen by 31%**, outperforming the FTSE 100, UK property prices and interest from savings in the bank.

These rises are driven by historically low levels of land availability, as demand continues to outstrip supply.

Method of Sale

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.


7.00
acres

Access to the land is via a well-made, hard-surface track.

Access

The land is accessed via a gated entrance on the A41 Bicester Road. Full vehicular access to the land is via a well-made, hard-surface track. Please call 01727 701303 if you require any further information.

Viewing

Please note that viewing is strictly by appointment only.

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

The Property Misdescriptions Act 1991

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