

# Commercial Development Land

Approx 12 acres (4.85 ha) with outline planning consent

**FOR SALE**





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## Location

Junctions 7 and 8 of the M40 are both within approximately 7 miles, providing direct access to the M25 and the Midlands, while a regular rail service runs through Haddenham, south to London Marylebone (journey time approx 50 minutes) and north to Banbury and Birmingham Snowhill.

Haddenham is situated on the Buckinghamshire / Oxfordshire border, approximately 2 miles east of Thame and approximately 7 miles west of Aylesbury, with Oxford and High Wycombe each being within approximately 15 miles.

The business park has direct access to the A418 via Pegasus Way and the station virtually abuts the business park.

## The Park

The accessibility of this Park, coupled with a quality environment, has in recent years attracted a number of companies to Haddenham, including McCormick Foods, Angus Fire and Defaqto.

The Park totals approximately 235,000 sq ft.

## The Development

The commercial land forms part of a mixed use development incorporating housing, convenience store and care home.

The outline consent is for up to 233,000 sq ft (21714 sq m) of B1/B2/B8, in three employment areas.

The schedule contains total unit areas which are illustrative only and are subject to detailed design work.

## Services

All main services are available on The Park although interested parties should make their own enquiries.

## Terms

The Development Plots are available freehold with vacant possession. Any sale will be subject to a development agreement.

Smaller plots are potentially available.

## Price

On application with VAT payable on the purchase price.

## Costs

Each party is to be responsible for their own legal costs.

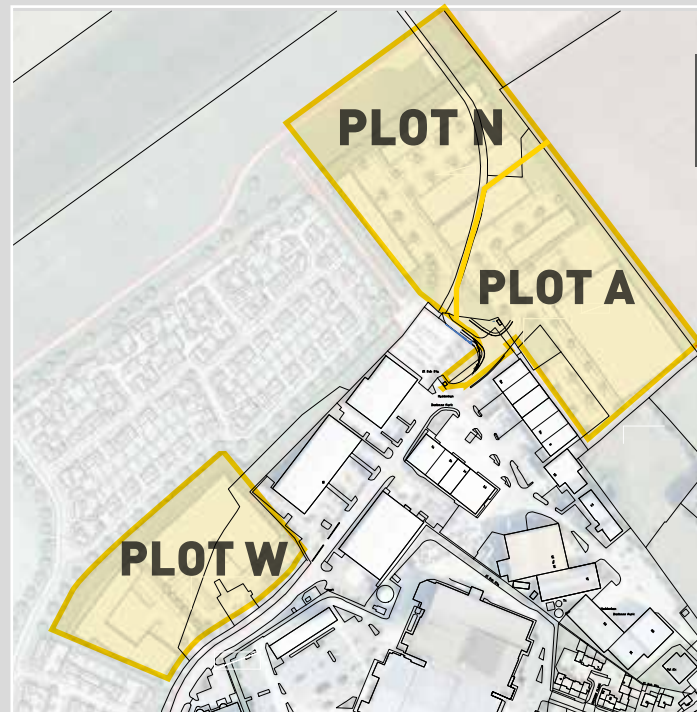
## Schedule

Description	Size acres (ha)	Area sq ft (sq m)
Plot A	5.4 (2.2)	102,000 (9479)
Plot N	3.1 (1.2)	56,000 (5204)
Plot W	3.9 (1.57)	75,000 (6970)

## Further Information available:

Masterplan  
Plan detailing employment sites  
Design Guide

Postcode: HP17 8LJ



For more information please contact the joint agents:

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