



## Cavan Farm

Cane End Lane, Birtton, Aylesbury, HP22 5BH

### **FREEHOLD DEVELOPMENT SITE**

**2 Acres**

(0.81 Hectares)

- 2 Acre Site - 3 miles from Aylesbury
- For sale with vacant possession
- Planning for use class E commercial units
- 3 Phase Electricity
- Easy access to A418 between Aylesbury and Leighton Buzzard

# Cavan Farm, Cane End Lane, Birtton, Aylesbury, HP22 5BH

## Summary

<b>Available Size</b>	2 Acres
<b>Price</b>	Offers in excess of £2,000,000
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	Upon enquiry

## Description

Well-located site extends to approximately 2 acres and comprises a range of redundant farm buildings with significant redevelopment potential.

Planning permission has been granted for commercial use (Ref: 23/2628/APP), allowing for a mix of light industrial and office space.

The scheme includes the conversion of existing farm buildings into modern light industrial units (Units 4A–6B), as well as the conversion of three units (Units 1–3) into office accommodation. An existing building on-site already provides office space, offering a head start for future occupiers.

Office buildings of 3,579 sq ft and industrial units of 15,752 sq ft.

The existing structures may provide a cost-effective basis for development, with the potential for flexible configurations to suit a variety of occupiers.

To the rear of the site, there is land available for approximately 30 car parking spaces.

## Location

Cavan Farm is located on Cane End Lane in Hulcott, a small rural village in Buckinghamshire. The site is conveniently positioned just off the A418, which connects Aylesbury to Leighton Buzzard, providing good road access to nearby towns. It lies approximately three miles northeast of Aylesbury town centre, six miles southwest of Leighton Buzzard, and about fifteen miles from Milton Keynes. Major road links such as the A41 and A505 are within easy reach, and the M1 can be accessed via Leighton Buzzard.

Transport to the area is mainly by car, as public transport is limited in this rural location. The nearest train stations are Aylesbury, around a ten-minute drive away, offering services to London Marylebone, and Leighton Buzzard, about twenty minutes by car, with fast links to London Euston.

Hulcott itself is a very small village with minimal amenities. Most local services including supermarkets, shops, restaurants, schools, and healthcare are available in nearby Aylesbury.

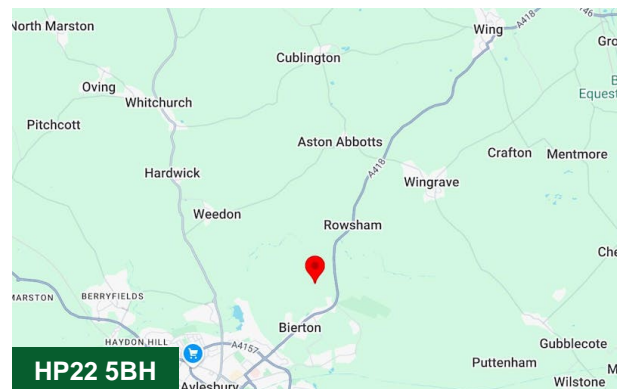
What three words location for the site: <https://w3w.co/converged.fattest.outhouse>

## Money Laundering and Identity Checks

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

## Terms

Freehold for sale



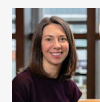
## Viewing & Further Information



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proposed signs at access points

site layout as existing

<p>Cavan Farm, Cane End Lane, Berton, Buckinghamshire, HP22 5BH. Site Proposals - layout plan</p>	
<p>scale : 1 : 200 date : August 2023. sheet size : A1 drawing : 2321-07</p>	<p>I. S. Mills Associates Brookdale, 34 Bucknell Road, Bicester, Oxfordshire, OX26 2DG. tel/fax : 01869 246383.</p>
<p>revisions :</p>	