

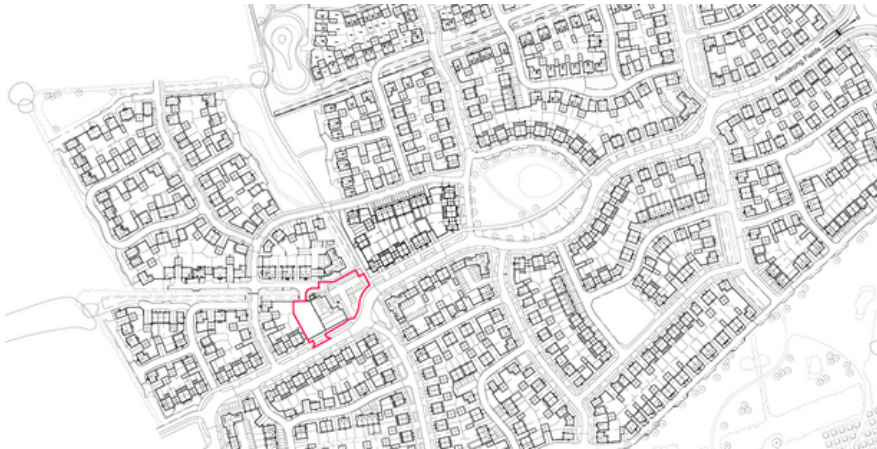
Opportunity to Acquire Freehold Land for Nursery Development |



Land at Village 4.2 | Kingsbrook | Aylesbury | HP22 7BT

Executive summary

- Land parcel comprising approximately 0.57 acres / 0.231 hectares.
- To be sold Freehold, subject to planning permission.
- Reserved matters planning application for nursery development already submitted.
- Proposed nursery of approximately 533 Sq.ft / 5,737 Sq.ft GIA over two levels.
- Includes dedicated 24 space car park, a drop off zone and outside play area.
- Situated within major housing development, comprising approximately 2,450 new residential dwellings to Villages 2, 3 & 4.
- Connectivity to existing housing catchment of Village 1 (not developed by Barratt Homes / David Wilson Homes).
- Close to new primary school and secondary school open already, with further primary school to follow.



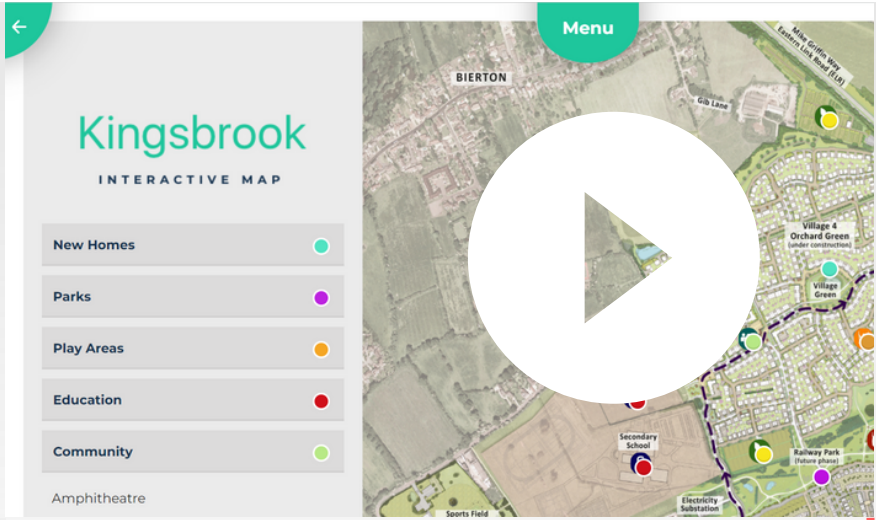
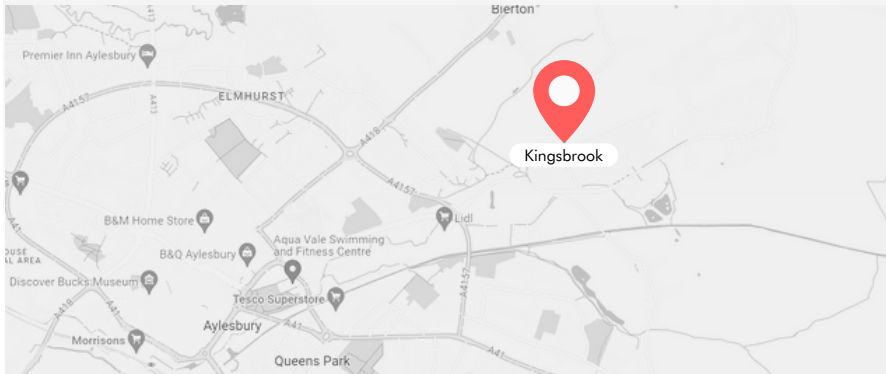
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Location

Kingsbrook is an attractive and primarily residential development in Aylesbury, situated north east of the town centre and being undertaken by Barratt Homes and David Wilson Homes.

Villages 2, 3 & 4 are being built out by Barratts, comprising 2,450 homes, 10 ha employment land, a neighbourhood centre, two primary schools, a secondary school and together with supporting infrastructure.

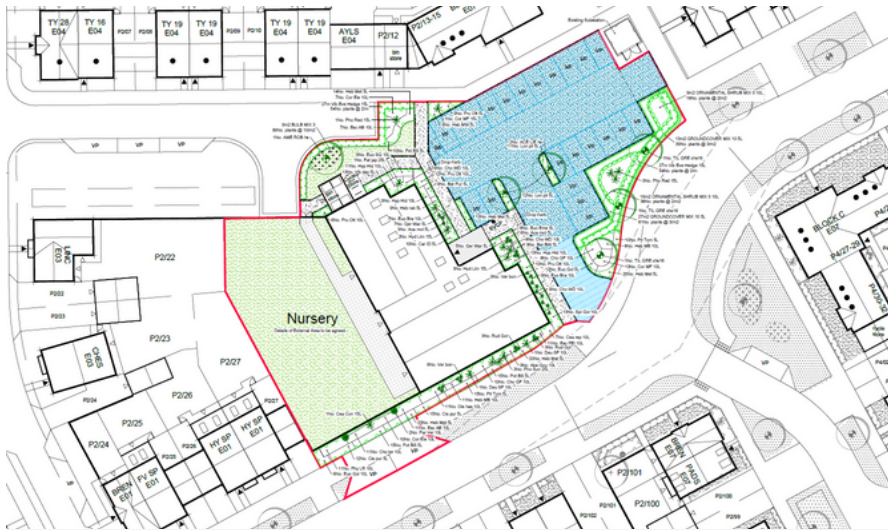
The subject site is situated within Village 4, located to the north eastern corner of the wider development.



Development proposal

The scheme for which planning permission is sought comprises standalone nursery set out over ground floor, with additional mezzanine level to the northern wing of the proposed building.

The ground floor is proposed as a reception, main children's play areas and kitchen, with the mezzanine level to be used as ancillary stores together with office and staff room. Externally, a dedicated 22 space car park is provided for staff and/or customer use, plus two further visitor 'in tandem' bays, whilst the land to the rear of the building is proposed as a lawned outside children's play area.



"Kingsbrook, Aylesbury is not just a residential development – it's a way of life" |

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Accommodation

The proposed accommodation as set out on the plans provided benefits from the following approximate net internal areas:

Site area |

Approximately 0.57 acres / 0.231 hectares.

Ground floor |

Reception	15.00 Sq.m	161 Sq.ft
Toddler room	121.00 Sq.m	1,302 Sq.ft
Baby room	58.50 Sq.m	630 Sq.ft
Pre-school room	120.00 Sq.m	1,292 Sq.ft
Kitchen	17.00 Sq.m	183 Sq.ft
WC's/stores/laundry	39.00 Sq.m	420 Sq.ft
TOTAL	370.50 Sq.m	3,988 Sq.ft

The total ground floor gross internal area is approximately 440 Sq.m GIA / 4,736 Sq.ft.

Mezzanine |

Stores/office/staff – 93 Sq.m / 1,001 Sq.ft gross internal area, or 83 Sq.m / 893 Sq.ft net of restricted head height areas.

Car park |

22 spaces, plus two further visitor 'in tandem' bays.

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Operator demand and requirements

The nursery sector remains buoyant with numerous operators regularly publicising their requirements for new sites. We consider Kingsbrook offers a very attractive proposition, with wide residential catchment, two schools already open and a further primary school to follow, all in close proximity to the site enabling easy potential drop offs for parents with older siblings attending one of the schools. Our understanding of most requirements from major national and regional operators are such that the proposed areas appear to be ideal, along with ample provision for outside play areas and car parking.

Planning history

Outline planning permission for the wider Kingsbrook development was granted in 2013 under reference: 10/02649/AOP, as amended by permission references 16/01486/APP and 17/03061/APP. The subject parcel of land was then granted reserved matters approval for a mixed community hall / nursery building under reference: 15/01767/ADP.

It was later deemed that the nursery element of these original proposals was too small, hence the current application 22/03020/ADP which seeks to repurpose the consented footprint solely for nursery use and better reflect the space requirements of nursery operators. This application was validated by Aylesbury Vale Council on 5th September '22 and is pending decision at time of print.

Title

The entirety of the site is currently included within Freehold Title number BM350676. An application to carve off the subject land into a new Freehold Title will be made in due course.

Anti-money laundering

In accordance with AML regulations, prospective purchasers will be required to provide information regarding source of funds, as well as identification and proof of address for the Beneficial Owners of the purchasing entity.

Method of sale

The site is to be sold Freehold, subject to planning. Following an initial marketing period, parties whom express interest will be provided a date by which best offers are to be invited, along with details of any supporting information our clients may require. Our clients will consider each proposal on its merits and are not bound to accept the highest offer.

A data room with pertinent information relating to the site has been prepared and access can be granted upon request.

Legal fees

Each party are to bear their own legals and consultancy costs incurred in relation to this sale.

Contact

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- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

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