



ROCKWELL BARN

CUBLINGTON, BUCKINGHAMSHIRE, LU7 0LE



RESIDENTIAL DEVELOPMENT OPPORTUNITY IN SECLUDED SETTING

PROPERTY SUMMARY

- Prior approval for a large detached four-bedroom dwelling 4,176 sq ft (388 sq m)
- Planning Reference: 24/01332/COUAR
- Situated on the outskirts of Cublington village in Buckinghamshire
- Steel portal frame cattle shed of modern construction in good order
- Well located in attractive setting with rural views
- Additional land available by separate negotiation

**In all, extending to approximately 0.79 acres
(0.321 hectares)**

BRIGGS&STONE

84 High Street, Prestwood,
Buckinghamshire, HP16 9ES

01494 211000

info@briggsandstone.co.uk

briggsandstone.co.uk



LOCATION & SITUATION

Rockwell Barn is located on the north eastern outskirts of the village of Cublington in Buckinghamshire, approximately 4.75 miles to the west of the market town of Leighton Buzzard, and 5 miles to the north east of the county town of Aylesbury.

A Domesday Book Village, Cublington is a thriving community with a 15th-century church, tennis courts, a cricket club, and a trout and coarse fishing lake. There are nearby walks and cycling trails. Wing, (2.25 miles to the east) has a newsagent, a post office and public house/restaurant.

The village is served by several schools:

- St Michael's Church of England Combined School in Stewkley (2.5 miles)
- Wingrave Church of England Combined School (2.1 miles)
- Overstone Combined School in Wing (2.5 miles)

For older children:

- Cottesloe Secondary School in Wing (2.5m)
- The Boys' Grammar and Girls' High School in Aylesbury

Main line railway services to London are available to Marylebone from Aylesbury (7 miles by road), and to Euston from Leighton Buzzard (6 miles by road). Luton airport is approx. 23 miles away and Heathrow Airport is approx. 45 miles.

Up to date information in relation to the village of Cublington can be found here: <https://www.cublington.com/>

A parcel of land, approximately 0.70 acres in total, with Prior Approval obtained for one dwelling of approximately 4,176 sq ft (388 sq m) with gardens and parking. The land is principally made up of a well-kept paddock, which is well-screened by mature trees from the west, with fencing in place to the east and north. There are views over open countryside to the north and east.

The building is constructed of a duo span roof with fibre cement sheeting, supported by timber purlins and a steel portal frame. There are 7no. bays spaced at 4.5 metre centres. The building is braced at both ends in the roof zone, and with precast concrete panels fixed between columns around one flank wall, and both gable ends.



A canopy, formed as part of the steel frame runs along the entire principal elevation. The floor is constructed from a 190mm concrete ground bearing floor slab. The building is in good overall condition.

Indicative plans for the conversion of Rockwell Barn allow for a spacious 4/5 bedroom (4 en-suite) dwelling, with large master bedroom suite, study, cinema room, cloakroom and expansive kitchen, living and dining room.

Externally the dwelling benefits from a garden and three parking spaces, which make up a similar footprint of approximately 4,176 sq ft.

The Barn is currently accessed indirectly from Reads Lane via a well-maintained farm track which passes through the existing farmyard. A disused access track is being remade, passing to the south of the farmyard, over which Rockwell Barn will have a right access at all times and for all purposes.

PLANNING

PLANNING DESIGNATION

The Property is not located in a National Landscape Area (formerly AONB), or the Metropolitan Greenbelt, or a Flood Zone.

PLANNING PERMISSION

On 17th July 2024 under application ref: 24/01332/COUAR, Prior Approval was granted under Part 3, Class Q of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, for the conversion of the agricultural building into a single residential dwelling.

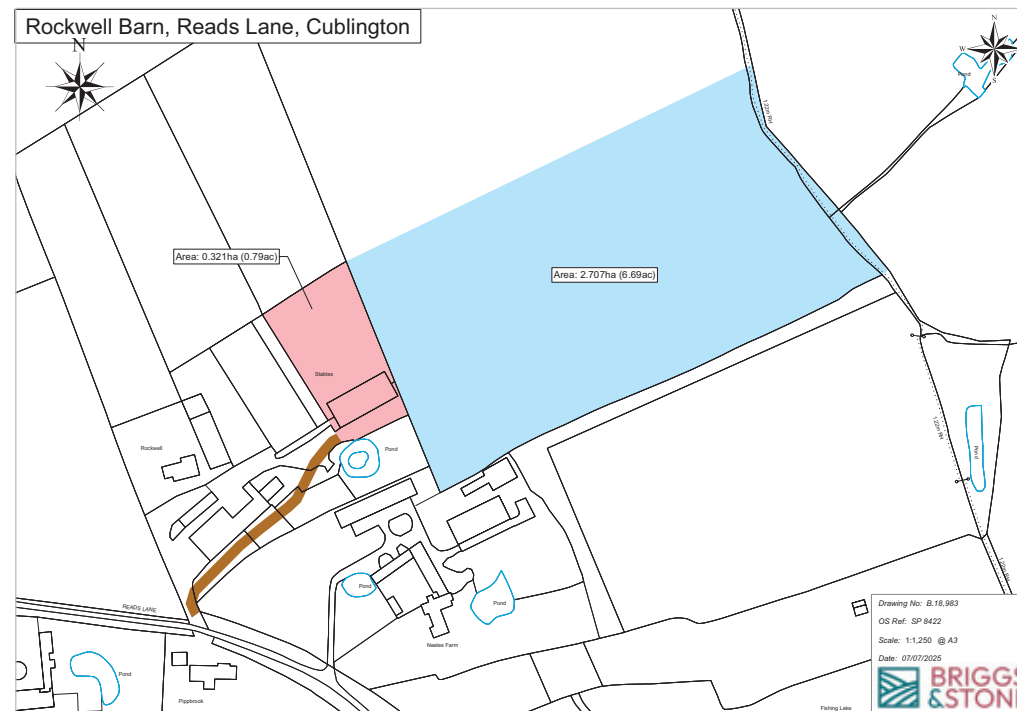
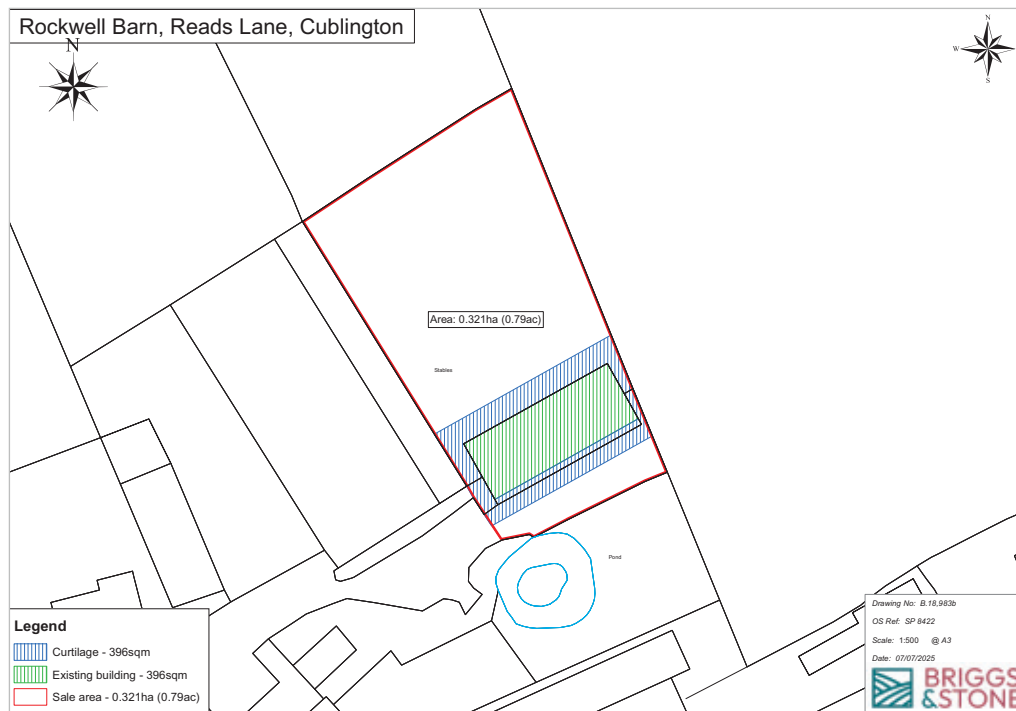
This permits the creation of a 4,176 sq ft (388 sq m) dwelling from the existing structure, along with a residential curtilage of the same area, giving a total plot size within the currently planning permission of approximately 0.19 acres (776 sq m).

Full details can be found via the following link:

<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCRLWNCLHP100>

CIL is charged at £171.11 per square metre (2024 rates when Prior Approval was granted).

Please note, no planning conditions have been discharged by the seller.



GENERAL REMARKS

HIGHWAYS

The site will be accessed from Reads Lane (adopted highways) along the existing trackway via a right of way. The vendor has obtained the relevant consent to resurface the track delivering access to the Property

Please refer to Site Plan for details.

SERVICES

There is a water connection to the building via 20mm pipes. Mains electricity is connected and the vendor will grant the necessary easements for a sub meter or separation of services. There are residential properties within the immediate vicinity from which to connect into service media.

Waste foul water is to be disposed of via a new Klargester Biodisc mini treatment plant, and the surface water will drain to a new SUDs compliant attenuation tank soak-away system.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

Rockwell Barn is sold subject to and with the benefit of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

11kv overhead lines also cross land adjacent to the Property, approximately 25 metres to the south of the Barn.

A Public Footpath, accessed via Reads Lane, traverses adjoining the Property approximately 25 metres to the south of the Barn. Please refer to Site Plan for details.

ADDITIONAL LAND

Additional Land to the east of Rockwell Barn is available for purchase via separate negotiation. Further details available on request.

TENURE & POSSESSION

Rockwell Barn is offered freehold with vacant possession granted upon completion.

LOCAL AUTHORITY

Buckinghamshire Council, formerly Aylesbury Vale Area. Walton Street Offices, Walton Street, Aylesbury, HP20 1UA.

METHOD OF SALE

For sale as a whole by Private Treaty.

SELLERS SOLICITORS

Austin & Carnley Solicitors Ltd, Bridge House, Bridge Street, Leighton Buzzard, LU7 1AH.

FAO: Denise Garner

LEGAL COSTS

The parties are to bear their own costs.



DIRECTIONS

what3words access point from Reads Lane:
///spike.resort.waltzed

VIEWINGS

By appointment through selling agents, Briggs and Stone Ltd.

Will Taylor

84 High Street, Prestwood, Bucks, HP16 9ES
T: 01494 211000
E: will.taylor@briggsandstone.co.uk

David Terrar

84 High Street, Prestwood, Bucks, HP16 9ES
T: 01494 211000
E: david.terrar@briggsandstone.co.uk



ANTI-MONEY LAUNDERING

To comply with the Money Laundering Regulations once an offer is accepted (subject to contract) the Purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

INFORMATION PACK

Additional information on the land is held in an information pack. Access to the data room is available on request.

3258/12182



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