



LAND TO THE SE OF IVY COTTAGE

MAIN STREET, GRENDON UNDERWOOD, BUCKINGHAMSHIRE



SUPERB DEVELOPMENT OPPORTUNITY WITHIN THE VILLAGE OF GRENDON UNDERWOOD

PROPERTY SUMMARY

- Residential development opportunity
- Attractive village location
- Strategically located offering a range of potential uses
- Timber stable block
- Planning in Principle application approved for 1- 5 dwellings

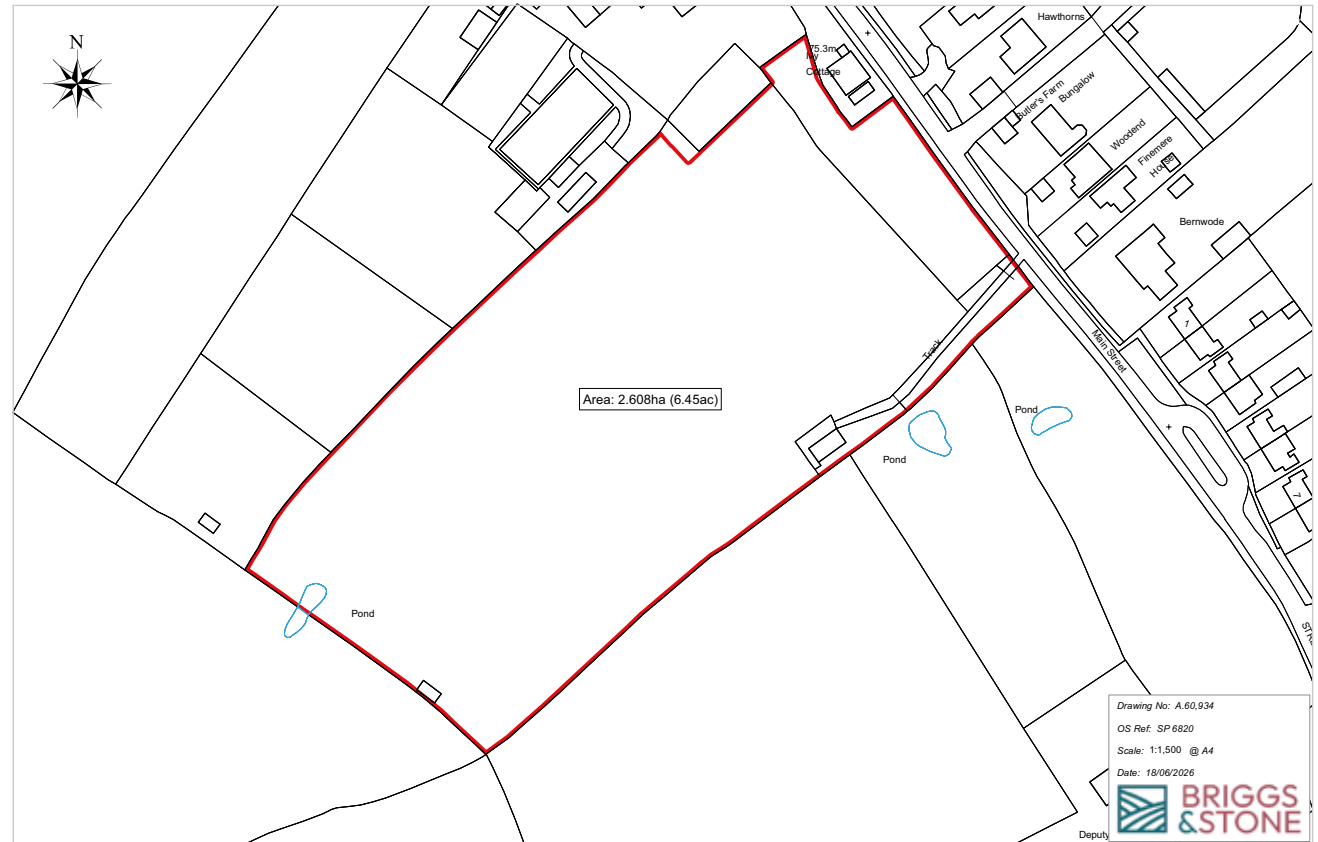
In all extending to approximately 6.445 acres (2.61 hectares)

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LOCATION & SITUATION

The land is located on Main Street, Grendon Underwood on the western outskirts of the historic village of Grendon Underwood in Buckinghamshire. It sits in a rural pocket between several towns and is unusually well placed for access to multiple railway stations in both Buckinghamshire and Oxfordshire.

Bicester Village Station is approximately 6 miles west with direct trains to Oxford and London Marylebone. Bicester North Station is approximately 7 miles west and Aylesbury Vale Parkway is approximately 7 miles southeast with services to London.

Road connections are good, with fast access to major A roads such as A41, A4421, and A413. The M40 (junction 9) is approx. 8 miles west with access to London, Oxford and Birmingham.

DESCRIPTION

The land comprises a compact parcel of pasture land extending to approximately 5.91 acres located to the south of Main Street, Grendon Underwood. The Land is broadly rectangular in shape and is flat and currently used for grazing sheep. A timber stable block with 3 no. loose boxes is situated along the southeastern boundary. A dilapidated structurally unsound timber field shelter is located towards the southwestern corner. A dilapidated brick store is located towards the northeast corner.

The pasture land is situated behind a tree shelter belt with frontage onto the adopted highway. The compartment of trees extends to approximately 0.53 acres and is held in a separate title. The land is well enclosed by trees, fencing and a mature mixed deciduous hedgerow.



PLANNING

The land has an application approved (2nd April 2026) for permission in principle for the erection of minimum of 1 and a maximum of 5 dwellings (Ref PL-26-01570-PIP).

The land presents a potential larger scale development opportunity or the option of creating an well positioned small holding a fantastic village location.

Other diversification opportunities may also be available, subject to the necessary planning permission. Buyers are advised to satisfy themselves as to potential alternative uses.

GENERAL REMARKS

TENURE & POSSESSION

The Property is offered freehold with vacant possession granted upon completion.

REGISTERED TITLE

The land is held in HMLR title numbers BM143883 and BM417000.

SERVICES

Mains water was previously connected but has subsequently been capped off. We are informed by the vendor that it could be reinstated without undue difficulty.

Other mains services, whilst not connected are available in close proximity to the land.

ACCESS

Access is available directly from the adopted highway (Main Street) via a 12ft field entrance, with an adjoining pedestrian gate providing access onto the Public Footpath which traverses the land.

OVERAGE

An overage will be reserved and triggered on implementation or sale of an enhanced planning permission of 6 dwellings or more. The overage will entitle the beneficiary 25% of any increase in value arising from the grant of planning for more than 5 dwellings for a period of 20 years. The overage will be payable upon implementation or a future sale with the benefit of a consent/s.

The overage excludes any development for agricultural uses and the erection of a single dwelling. Further details available on request.



WAYLEAVES, EASEMENTS & RIGHTS OF WAY

A Public Rights of Way runs through the land.

ENVIRONMENTAL SCHEMES

None entered into.

MINERAL & SPORTING RIGHTS

The mines, minerals and sporting rights, such as they exist are included in the freehold.

LOCAL AUTHORITY

Buckinghamshire County Council

METHOD OF SALE

Private Treaty.

LEGAL COSTS

The parties are to bear their own costs.

WHAT3WORDS

Access point from: [///ironclad.blotting.blues](https://www.what3words.com/ironclad.blotting.blues)

INFORMATION PACK

A full information pack is available on request.

VIEWINGS

By appointment through selling agents, Briggs and Stone Ltd.

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