

Land at Leacroft Road, Iver
Buckinghamshire

FOR SALE

3 ACRES (1.21 HA)

**OF POTENTIAL DEVELOPMENT LAND WITH ROAD FRONTAGE
ADJOINING EXISTING SETTLEMENTS WITHIN THE VILLAGE OF IVER**

LEACROFT ROAD, IVER

BUCKINGHAMSHIRE



Expressions of Interest

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MISREPRESENTATION ACT/MISDESCRIPTIONS ACT

Davies & Co, for themselves and for the vendor of this property, whose agents they are, give notice that: (i) these particulars are a general outline only and are not intended to constitute, or constitute part of, any offer or contract; (ii) all descriptions, dimensions, opinions, references to conditions or necessary emissions, for use or occupation, and all other information in these particulars are given without responsibility on the part of the owner or the vendor's agent, Davies & Co. It is the responsibility of interested parties to satisfy themselves as to all relevant matters by inspection, survey, searches and enquiries of all appropriate persons and authorities; (iii) neither the staff nor the owner, nor the vendor's agents have the authority to make or give any representation or warranty in relation to the property or to enter into any contract.

LOCATION:

The land is located on the South Western edge of the village of Iver, (a service centre village); and is accessed from Leacroft Road. The village boasts excellent links to London with Iver train station located approximately 1 mile from the site Uxbridge tube station approximately 2 miles, with excellent links to the M25, M40 and M4 motorway network. Iver is also located approximately 5 miles from Heathrow Airport. The can be accessed via public transport on bus routes 58.

The village of Iver comprises of a population of approximately 11,000, and benefits from a number of local shops and services located predominately along the B470 the main road through Iver.

DESCRIPTION:

The land is a single block of 3 acres (1.21 ha) or thereby shown outlined in red on the attached plan and has direct access off Leacroft Road.

The site is located within the Metropolitan Green Belt and is boarded by existing settlements to the North and West, with Iver sports/recreational ground to the East.

METHOD OF SALE AND TENURE:

The land is offered for sale as a whole by private treaty with Vacant Possession on completion.

SPORTING, MINERAL AND TIMBER RIGHTS:

All Timber, Mineral and Sporting rights are included in the sale of the land insofar as they are owned.

RIGHTS OF WAY AND EASEMENTS:

The land is offered subject to, and with the benefit of, all rights, either public or private, way leaves, easements or rights of way whether specifically referred to below or not.

SERVICES:

We are given to understand that mains water supply, electricity and gas supplies are located nearby in Leacroft Road.

BOUNDARIES:

All boundary ownerships and maintenance responsibilities shall be as existing.

The purchaser(s) shall be deemed to have full knowledge and neither the Vendor nor the Selling Agents will be responsible for defining the boundaries or the ownerships thereof.

REPRESENTATIONS:

Full representations have been made on the land to South Bucks District Council for the land to be incorporated into the village framework of Iver under the South Bucks Local Development Framework. In June 2008 the land was put forward in the South Bucks District Council Strategic Housing Land Availability Assessment (SHLAA) call for sites.

VAT:

In the event of the sale of the land, or any part of it, becomes a chargeable supply, the purchaser shall be wholly and absolutely liable for the Tax due in addition to the final purchase price.

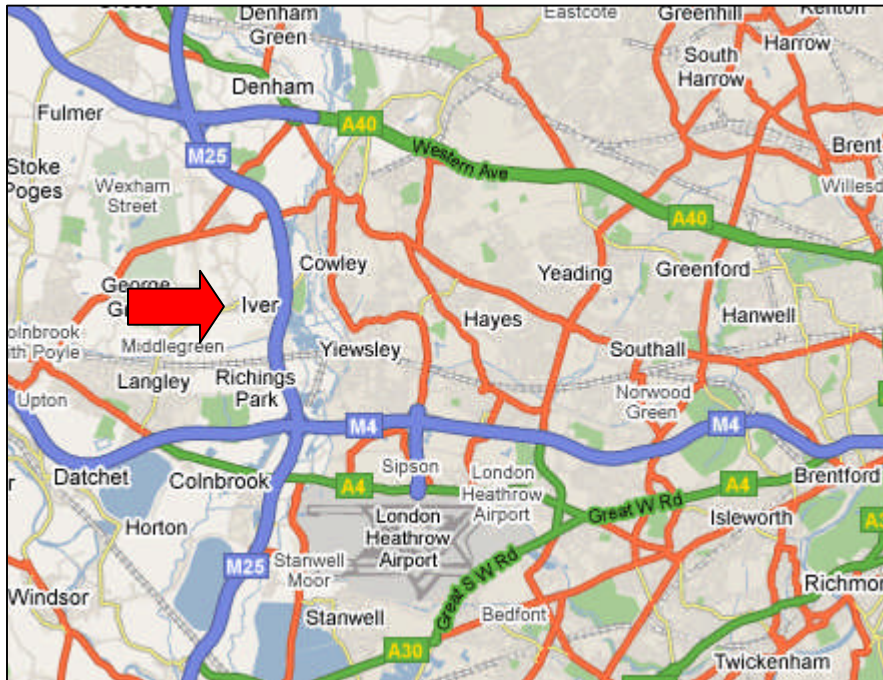
VIEWING:

All viewings are permitted with a copy of these particulars to hand.

LOCAL AUTHORITY:

South Bucks District Council
Capswood
Oxford Road
Denham,
Buckinghamshire
UB9 4LH

LOCATION PLAN:



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SITE PLAN:



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 **DAVIES & CO.**
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