

LAND AT HILLSIDE FARM, AKELEY

For Sale

Lillingstone Road, Akeley, Buckingham, MK18 5HZ

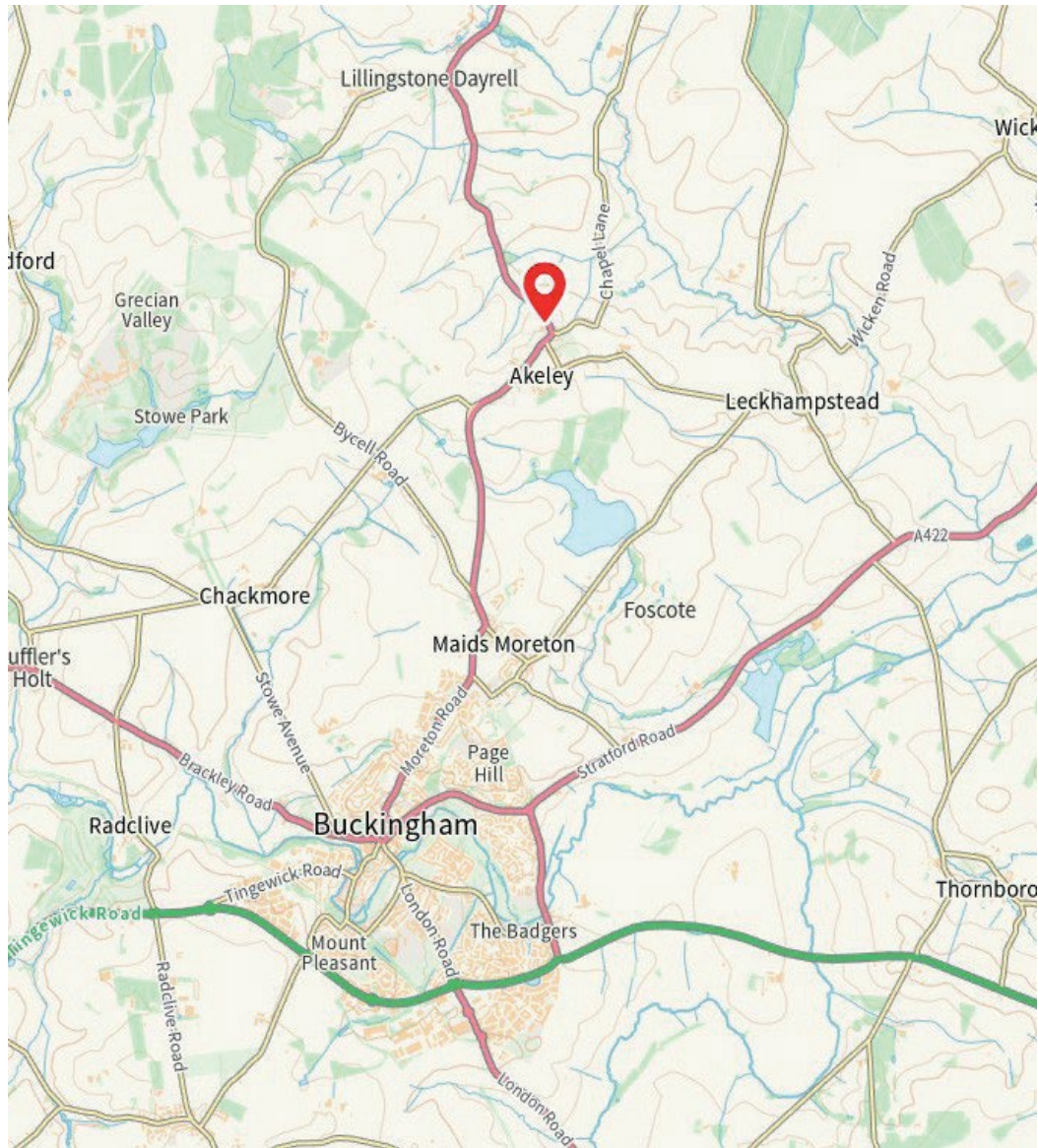
Unique edge of village 1 acre development site with striking views over countryside in sought after Akeley Village.

Planning approved for demolition of existing agricultural buildings and erection of 5 No. detached executive homes with associated parking, landscape and access improvements.

Jeff Servent, BSc(Hons) DipM Land & New Homes Director
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Email: jeffrey.servent@connells.co.uk



LOCATION



SITE LAYOUT



Figure 04a - Indicative Aerial Perspective - (NTS)



TECHNICAL INFORMATION

Location

The development site is situated in a rural location to the northern edge of the village of Akeley and accessed via Lillingstone Road. The University Town of Buckingham is just a few miles to the south and provides a range of local and amenity services together with education and employment opportunities.

Description & Planning

The former Hillside Farm has far reaching views across rolling countryside and a set of now derelict livestock buildings extending to approximately 1483 sqm, ranging from stone to steel portal frame, are to be demolished as part of the planning approval for new homes. As information to potential buyers, just outside the site is a telecoms mast set just at the top of the fields that used to be part of Hillside Farm, and there is separate access to this across the neighbouring field.

Planning approval was granted on the 5th May 2026 by Buckinghamshire Council under planning ref 25/02177/APP for the demolition of existing agricultural buildings and erection of 5 No. detached dwelling houses with associated parking, landscape and access improvements.

5 executive private detached homes totalling 13,784 sq ft

S106

No Section 106

CIL

No CIL (Community Infrastructure Levy). The north and central areas of Buckinghamshire Council, former Aylesbury Vale Council, does not currently have a CIL charging schedule, though the council we understand is advancing proposals and consultations to implement one.

VAT

The site is not elected for VAT.

Demolition

With the exception of one barn, details of which to be confirmed, the demolition and clearance of the site as required will be the responsibility of the buyer.

Local Authority and Utility Companies

Buckinghamshire Council Tel. 01296 585858
Anglian Water Tel. 0345 60 66 087
Western Power/National Grid Tel. 0800 096 3080

Land Registry Title

The land is indicated by title BM476371

Buyers are to confirm all the details of Data Pack reports and surveys, and confirm arrangements for Demolition, S106, CIL, VAT and Service Companies, and be satisfied by such, prior to purchase.

Housing Mix

The 5 detached homes total 13,784 sq ft and comprise;

Plot 1, 4 bed, 2872 sq ft

Plot 2, 5 bed, 3212 sq ft

Plot 3, 3 bed, 1997 sq ft

Plot 4, 4 bed, 2486 sq ft

Plot 5, 5 bed, 3217 sq ft.

Site Visits

Site visits are strictly by appointment only and to be arranged by Connells. No access onto the site is permitted at any time without permission. There are opportunities to drive past the land on Lillingstone Road, and further out of Akeley looking back up to the site.



Data Room

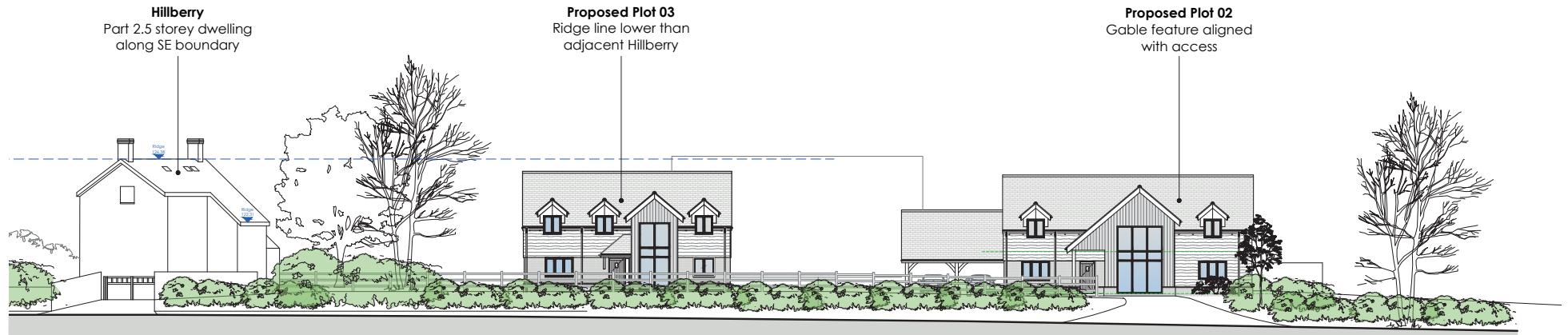
A link to the Data Room is available upon request.

Method of Sale

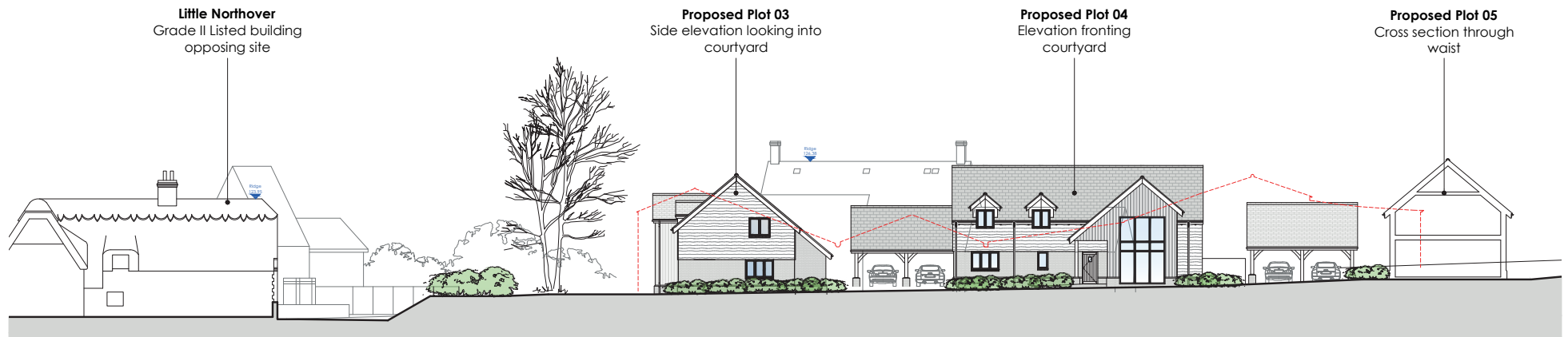
Written proposals for the freehold interest, subject to contract only, are invited to be sent on email to Jeffrey.servent@connells.co.uk by the strict deadline date of **Friday 2nd October at 12 noon.**

The proposals should be based on the information provided and must include Purchaser Identity, Purchase Price, Internal Approval Process, Financing, Deposit Available upon Exchange and Completion Structure and Timings, Legal Advisors and Due Diligence undertaken. Company experience of previous projects would be welcome.





STREET ELEVATION - FRONTING LILLINGSTONE ROAD
(1:250@A3)



INTERNAL STREET ELEVATION 01
(1:250@A3)

0 5 10 15 20 25m
Scale 1:250 at A3

Rev.	Date	Description	Rev.	Date	Description

Stage PLANNING DO NOT SCALE THE DRAWING. ALL DIMENSIONS TO BE CHECKED PRIOR TO CONSTRUCTION. TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS & MANUFACTURERS' SPECIFICATIONS AND DRAWINGS. ANY DISCREPANCIES TO BE DRAWN TO THE ATTENTION OF THE ARCHITECT. © HINTON COOK ARCHITECTS	Client CEDARWOOD PROJECTS LTD Project DEVELOPMENT AT HILLSIDE FARM, AKELEY Site SITE CROSS SECTIONS / ELEVATIONS 01 Date JULY 2025 Scale 1:250@A3 Drawing No. 24-12-003-P0	HINTON COOK ARCHITECTS ARCHITECTS URBAN DESIGN PLANNING GRAPHICS 15 Warren Yard Wolverton Mill Milton Keynes MK12 5NW Tel: 01908 235544 E-mail: info@hintoncook.co.uk Web: www.hintoncook.co.uk
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