



DEVELOPMENT OPPORTUNITY

LAND NORTH OF MURSLEY ROAD, SWANBOURNE, BUCKINGHAMSHIRE



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SWANBOURNE, BUCKINGHAMSHIRE

*Aylesbury 9.5 miles; Milton Keynes 10.3 miles; Leighton Buzzard 10.8 miles
(All distances are approximate)*

**A RARE DEVELOPMENT OPPORTUNITY WITH PLANNING
CONSENT FOR NINE EXCEPTIONAL NEW HOMES,
SITUATED IN A SOUGHT-AFTER EDGE OF VILLAGE SETTING
WITH VIEWS ACROSS THE SURROUNDING COUNTRYSIDE**

Planning consent for the development of nine new dwellings

Bespoke and unique rural development

Peaceful and desirable village location

SET IN APPROXIMATELY 0.72 ACRES (0.29 HECTARES)

For sale by Private Treaty as a whole



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Introduction

An exceptional development opportunity in the desirable village of Swanbourne, Buckinghamshire. With full planning consent for nine new homes, the site occupies an attractive position and offers the chance to create a high-quality residential development in a sought-after Buckinghamshire location.

Situation & Access

The Property is situated to the East of Swanbourne village. The property benefits from direct access to the B4032, Mursley Road. Well positioned between Milton Keynes to the North-East and Aylesbury to the South, with the market town of Winslow a short drive away, Swanbourne provides excellent connectivity to national road networks including the M1 and M40 with Aylesbury railway station, approximately 10 miles away, provides direct services to London Marylebone in as little as 59 minutes.

Location

Swanbourne is a highly sought-after Buckinghamshire village, offering a range of local amenities, including The Betsey Wynne pub, a village post office and store, a village hall, St Swithun’s Parish Church, and Swanbourne Methodist Chapel. The village is also home to Swanbourne Church of England School, catering to primary-age pupils, and Swanbourne House School, a prestigious boarding and day school for children aged 3-13. Additionally, there is a private day nursery within the village.

Swanbourne House School is part of the Stowe Group of Schools, with Stowe School (for pupils aged 13-18) just 30 minutes away. Other well-regarded schools nearby include Thornton College (20 minutes away) and Akeley Wood Junior and Senior School (25 minutes away).

The village is also within the catchment area for Aylesbury’s Grammar Schools, including Sir Henry Floyd Grammar School, Aylesbury Grammar School, and Aylesbury High School.

For a wider range of amenities, the nearby towns of Winslow, Buckingham and Aylesbury offer comprehensive shopping and leisure facilities, while the city of Milton Keynes is just a 20-minute drive away, providing excellent transport links and further amenities.





Property Description

The property comprises a parcel of agricultural land extending to 0.72 acres to the north of Mursley Road, with approved planning permission for nine high-quality homes.

The approved scheme provides a mix of two, three and four-bedroom homes ranging in size from 76 sq m (818 sq ft) to 145 sq m (1,561 sq ft), together with private gardens, dedicated parking, EV charging infrastructure and attractive landscaped areas. The proposed homes incorporate traditional materials and architectural detailing, creating an attractive scheme that complements the character of its village setting. The development has been designed to deliver a well-balanced housing mix with private gardens ranging from approximately 50 sq m to 96 sq m

The consented site layout is shown on the plan below, with the accommodation schedule detailed in the table.

Plot	Type	Parking	GIA (Sq M)	GIA (Sq Ft)
One	Three bedroom semi-detached	2 bays	95	1,023
Two	Three bedroom semi-detached	2 bays	95	1,023
Three	Three bedroom semi-detached	2 bays	95	1,023
Four	Three bedroom semi-detached	2 bays	95	1,023
Five	Two bedroom semi-detached	2 bays	80	861
Six	Four bedroom detached	3 bays plus single garage	145	1,561
Seven	Four bedroom link-detached	2 bays plus single carport	125	1,345
Eight	Three bedroom link-detached	2 bays	95	1,023
Nine	Two bedroom detached	Double carport	76	818
Total			901	9,700

Planning

The Property falls under the jurisdiction of Buckinghamshire Council – Aylesbury Vale Area and benefits from full planning consent under reference 26/00419/FA, granted on 3 September 2026. The purchaser(s) will be required to comply fully with the approved consent.

The planning permission is subject to a range of planning, drainage, highways, sustainability and biodiversity conditions. The approved scheme incorporates a number of environmental and technical requirements, including surface water drainage infrastructure, biodiversity net gain delivery and long-term ecological management measures.

Conditions also require the provision of the approved site access, visibility splays, parking, cycle storage and electric vehicle charging infrastructure. The decision notice confirms that the associated off-site highway works are anticipated to be delivered pursuant to a Section 184 Agreement with Buckinghamshire Council.

The dwellings are to be constructed in accordance with M4(2) Accessible and Adaptable Homes standards and enhanced water efficiency requirements. Certain permitted development rights have also been removed to safeguard the character and appearance of the development.

Copies of the planning permission, approved plans and supporting technical documents are available from the selling agents or via the Buckinghamshire Council Planning Portal.

Restrictive Covenants

The transfer will include provisions not to alter, or allow to be altered the external plan, or elevations of the dwellings and approved planning permission, without prior consent from the Vendor.

The transfer will include provisions not to use the Property, or any part of it, for a purpose which may or become a nuisance or annoyance to the Purchaser.



Biodiversity Net Gain (BNG)

As detailed in Condition 14 of the decision notice, the development is subject to statutory Biodiversity Net Gain conditions. These must follow the agreed measures in the Preliminary Ecological Appraisal. The requirements are a mixture of on-site and off-site obligations relating to habitat and hedgerow enhancement and creation, as follows:

Location	Area (Ha)	BNG Commitment
On-site	0.02	Modified grassland
On-site	0.04	Vegetated gardens
On-site	0.23	Developed/sealed surface
On-site	0.0244	Plant six rural trees
Off-site	0.25	Enhance other neutral grassland from poor to good condition. Hatched green on the site layout. Must follow a Habitat Management and Monitoring Plan.
Off-site	0.08	Native hedgerow
Off-site	0.0529	Plant fourteen small rural trees

The Vendor will retain ownership of the off-site land shown hatched green on the sale plan. Appropriate rights of access and management will be granted to the Purchaser to enable the implementation, maintenance and ongoing management of the BNG habitat areas.

Habitat Management Plan

In conjunction with the BNG prior to the commencement of development, a lighting design strategy for biodiversity, Construction Environmental Management Plan and Habitat Management Plan must be submitted to and approved by the Local Planning Authority.

New Homes

For specific queries with regards to new homes sales, please contact Maxine Reynolds, Head of Residential Sales, Oxford on 07435 876864.

General Remarks & Stipulations

Method of Sale

The Property is for sale by private treaty as a whole.

Rights Reserved

The Vendor will retain a full right of access over the property hatched brown on the sale plan.

The Vendor will reserve a right to all services that run on, or under, the Property.

Registered Title

The Property is registered under title number BM479864 and part of title number BM479863.

Value Added Tax

Should any sale of the Property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the Purchaser(s) in addition to the contract price.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The Purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

Tenure & Possession

The Property is offered for sale freehold with vacant possession upon completion.

IMPORTANT NOTICE: These particulars are intended as a guide only and do not form part of any offer or contract. All information, descriptions, photographs, plans and measurements are believed to be correct at the date of publication but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy by inspection and independent enquiry. Bidwells LLP has not tested any services, appliances, facilities or equipment referred to in these particulars, and has not independently verified planning permissions, building regulations approvals or other statutory consents or designations affecting the property. We are required to bring to your attention any material information known to us that is relevant to your decision whether to view or purchase a property. Where known, such information is included in these particulars or we will provide it to you on request. This property is sold subject to, and with the benefit of, any agricultural tenancies, grazing licences or other occupation or use licences, sporting rights, mineral rights and mines and minerals reservations, easements, wayleaves, rights of way, restrictive covenants, environmental land management scheme agreements, environmental or conservation designations, and any other entitlements, rights or encumbrances affecting the land, details of which are available on request. Prospective buyers should make their own enquiries before proceeding. We will disclose to you any connection between the seller, or any person connected with the seller, and Bidwells LLP, and any personal interest that we or our staff may have in the property as soon as we become aware of it. Bidwells LLP is required by law to conduct identity verification and anti-money laundering checks. Buyers and sellers must provide identification documents before a sale can proceed, and an approved third party may carry out these checks on our behalf. Personal data will be processed in accordance with Bidwells LLP's Privacy Policy. Bidwells LLP is a member of The Property Ombudsman, an approved redress scheme for estate agents. Details of our complaints handling procedure are available on request or at [bidwells.co.uk](https://www.bidwells.co.uk). Nothing in these particulars affects your statutory rights. OS licence no. ES 100017734. © Copyright Bidwells LLP 2026. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

Postcode

Nearest Postcode: MK17 0SH

what3words

The entrance to the Property is at ///unhappily.beauty.selection

360 View

Please scan the QR Code:



Viewings

Viewing and access to the Property is strictly by appointment with Bidwells, please call 01865 953 080.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations and other applicable legislation, the Purchaser(s) will be required to provide proof of identity, address and source of funds, together with any additional information requested by the selling agents, in order to satisfy customer due diligence requirements. This is a legal requirement

Local Authority

Buckinghamshire Council

W: www.buckinghamshire.gov.uk | T: 0300 131 6000

Boundaries

The Vendor and the Vendor's agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these.

The Purchaser(s) will be deemed to have satisfied themselves as to the ownership of any boundaries.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only.

The Purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

We would ask you to be as vigilant as possible for your own personal safety when making an inspection of this Property.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in September 2026. Only those fixtures and fittings described in the sale details are included in the sale.

The computer generated imagery, on the front page, showing the proposed development when completed is an artist's impression only.

Sale Particulars

These particulars were prepared in September 2026.



