



Residential Development Site – FOR SALE BY PRIVATE TREATY
Land off Main Street, Charndon, Buckinghamshire OX27 0BL

Key Features

- For sale by private treaty as a whole
- Approximatey 0.38 hectares (0.95 acres)
- Outline planning permission with all matters reserved for 5 dwellings
- Attractive Buckinghamshire village
- Excellent communication links

Location and Situation

Buckingham	8 miles
Bicester	9 miles
Aylesbury	15 miles
Oxford	21 miles

The what3words location of the main farm drive is [turkey.pinch.newlyweds](#)

Charndon is a sought-after village situated in Buckinghamshire and has a strong linear development pattern. The development site is situated in the southern end of the village and is surrounded by residential development to the north and west. Stunning countryside views can be seen from the east and south of the site. The village of Charndon benefits from a community hall and playing fields to the north of the site.

The site comprises part of a small field with an area of approximately 0.38 hectares. It is set behind a fairly tall hedgerow that is set back from Main Street. Access to the site is off Main Street to the northern end of the paddock. The site is reasonably level with the street, but beyond, the land gently sweeps downwards to the east and south. There is a utility pole on the site to the northern side and utility lines running north-westerly to south-easterly.

There is no conservation area in Charndon and there are no Tree Preservation Orders impacting the land. The land is within Flood Zone 1 where there is a low risk of flooding. In terms of transport links, the village benefits from the A421, A41 and M40 within close proximity. There are a number of railway stations within easy reach including Bicester North, Bicester Village and Aylesbury Vale Parkway.

Planning

The site has the benefit of outline planning permission (ref: 25/00336/AOP) for up to 5 residential dwellings with all matters reserved. Planning was granted by Buckinghamshire Council on 2nd March 2026. Indicative plans were submitted as part of the outline application demonstrating how the site could accommodate a development of this scale.

Copies of the planning permission can be obtained from the selling agents together with further information regarding the planning submissions.

Overage

The site will be restricted to 5 dwellings.

Site Inspection

Please contact our office to arrange a site inspection. No unauthorised visitors will be allowed on site.

Tenure and Possession

The freehold of the property is offered for sale with vacant possession upon completion.

Boundaries

The purchaser will be deemed to have inspected the land and be satisfied as to the ownership of any boundaries, trees, hedges, or ditches.

Online Data Room

A sales information pack is available in the dataroom with access available upon request.

Local Planning Authority

Buckinghamshire Council – Aylesbury Vale Area.

Services

It is understood that all mains services are in the village and should be available for connection in Main Street. The prospective purchaser should make their own enquiries with the relevant service providers regarding the connection of services for development purposes. We are gaining service connection costs but prospective purchasers should make their own enquiries.

Community Infrastructure Levy

Aylesbury Vale Areas do not currently have a Community Infrastructure Levy charging schedule.

Biodiversity Net Gain & Landscaping

Prospective purchasers are advised to have reviewed the Smart Ecology BNG Feasibility Assessment Report dated 16th June 2025 and the Proposed Planting and Biodiversity Plan within the dataroom in relation to planning application ref: 25/00336/AOP. The proposed development would result in a 10.5% net positive change in habitat units, and trading rules would be satisfied.

Guide Price

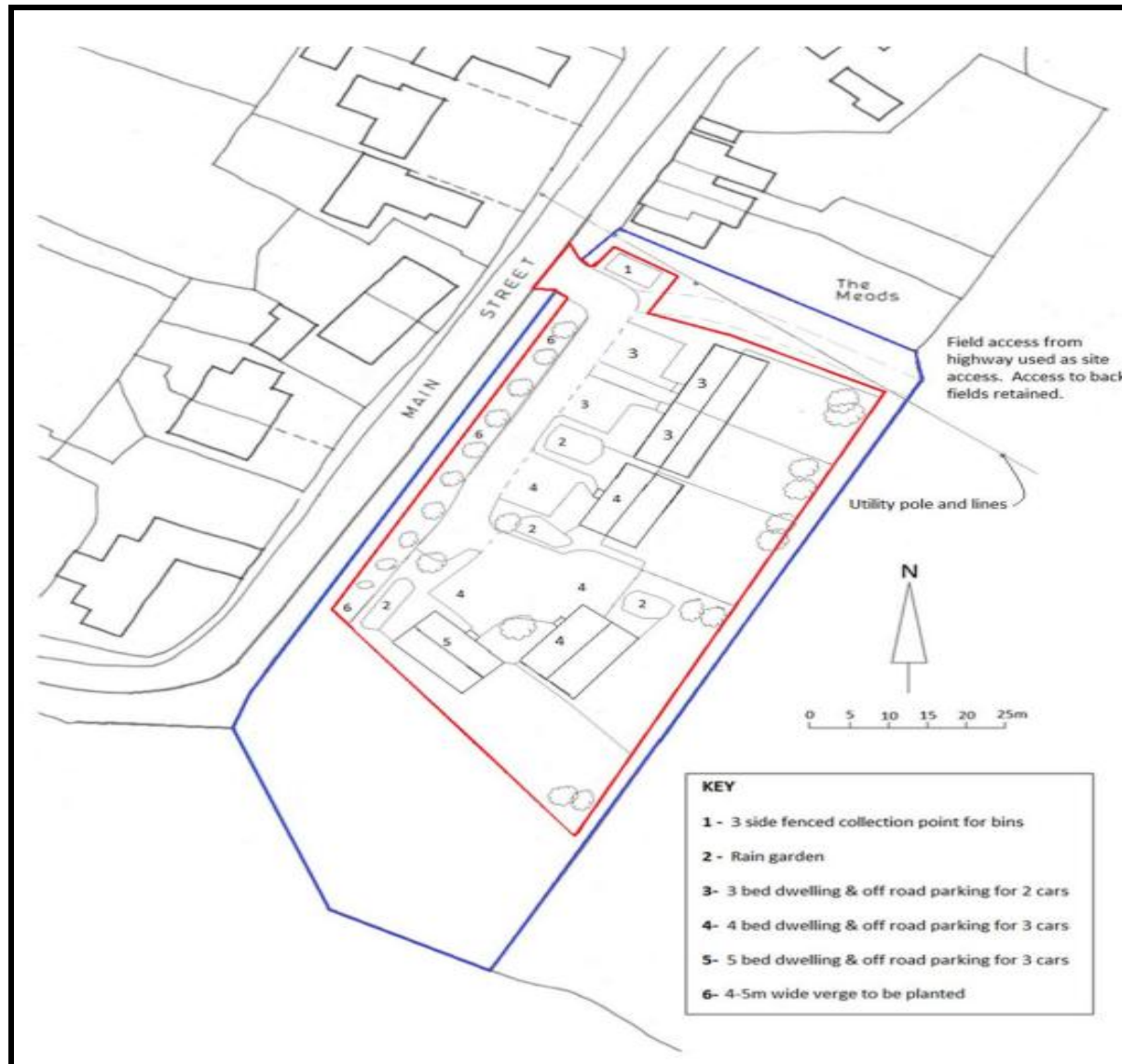
The property is being offered for sale as a whole with a guide price of £900,000 (nine hundred thousand pounds), subject to contract.

Method of Sale

We are inviting offers as a whole.

The sale will not be subject to VAT.

Land off Main Street, Charndon, Buckinghamshire OX27 0BL
(Indicative Proposed Layout – Planning Drawing)





robinson
+ hall

Land and Property Professionals

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Agent's Notes

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For enquiries and access to the dataroom,
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