

THE VERNEY ARMS VERNEY JUNCTION, WINSLOW, BUCKINGHAMSHIRE



A rare opportunity to acquire a former public house with proposed plans for the creation of four bespoke homes. Tucked away in a tranquil and desirable village setting, this unique site presents the perfect balance of traditional rural charm and modern living potential, making it ideal for developers, investors, or those seeking to create a distinctive residential site.

Property Summary

- Planning application submitted for the proposed conversion of the former Public House.
- Bespoke and unique rural development.
- Peaceful and desirable village location.

Distances

(All distances are approximate)

- Winslow 2 miles
- Aylesbury 9 miles
- Milton Keynes 10 miles

For sale by Private Treaty as a whole

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Please read Important Notice on page 7.

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Introduction

An exceptional development opportunity in the heart of the highly sought-after village of Verney Junction, Buckinghamshire. This unique site offers the chance to transform a former public house and its outbuildings into bespoke, high-quality homes. Set within a picturesque and tranquil hamlet, the development will provide a rural lifestyle while remaining within easy reach of Winslow, Aylesbury, Milton Keynes, and excellent transport links.

Property Description

The Verney Arms is a former public house with an exciting planning application submitted for the creation of a bespoke residential development comprising four high-quality homes. The proposed scheme sympathetically blends the character of the original building with contemporary design, converting the former pub and its outbuildings to create four semi-detached properties. The development will include a mix of

two and three-bedroom dwellings, all thoughtfully designed to combine modern living with the charm of this historic setting.

Houses One and Two, the former pub, are both three-bedroom semi-detached properties, each with one bathroom. House One offers the added benefit of a larger kitchen and a spacious living/dining area, along with stairs down to the cellar. Upstairs, it features a small study that could serve as a fourth bedroom. Barn One is a semi-detached house boasting a generous living room, kitchen, and dining area, with three bedrooms and two bathrooms - one of which is located on the first floor alongside a bedroom, the house also includes a store and garage. Barn Two comprises a semi-detached house, with two bedrooms and one bathroom, featuring a large kitchen/diner and living room on the ground floor and the two bedrooms with a bathroom on the first floor. All properties benefit from good-sized gardens and off-road parking, providing ample outdoor space and convenience for residents.



Situation & Access

The Verney Arms is situated centrally within the village of Verney Junction offering views over north Buckinghamshire countryside, and benefits from direct access onto Verney Junction Road. Ideally positioned between Milton Keynes to the northeast and Aylesbury to the south, with the thriving market town of Winslow just a short drive away, the location offers excellent connectivity to the national road network, including the M1 and M40.

The new East West Rail services, expected to enhance local transport links, will further improve accessibility. Meanwhile, Bicester North and Aylesbury railway stations, both within easy reach, provide direct services to London Marylebone in under an hour.

Location

Verney Junction is a small but well-connected hamlet in Buckinghamshire, offering a peaceful rural setting while being within easy reach of local amenities in the nearby market town of Winslow. Winslow provides a range of shops, cafés, pubs, and everyday services, along with highly regarded schools for all age groups.

For families, Verney Junction offers access to an excellent selection of schools. Nearby independent options include Swanbourne House School, Stowe School and Akeley Wood School, while the area also falls within reach of Buckinghamshire's renowned grammar schools in Aylesbury, including Aylesbury Grammar School, Aylesbury High School, and Sir Henry Floyd Grammar School.

For broader shopping, dining, and leisure facilities, Buckingham, Aylesbury, and Milton Keynes are all within easy reach. The upcoming East West Rail line, with a station planned at Winslow, will further enhance connectivity, linking the area to Oxford, Cambridge, and beyond, while road access to the M1 and M40 ensures convenient travel across the region and to London.



Planning

The property falls under the jurisdiction of Buckinghamshire Council - Aylesbury Vale Area and an application has been submitted under planning reference PL/25/4993/FA. A decision is expected in 2026.

Method of Sale

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

Overage

The property is advertised for sale with the following overage provisions.

Turn Overage - triggered on a sale or effective disposal of the whole, or part, of the Property. This will be levied at 50% of the difference between the original sale price and the uplifted value of the Property (apportioned if a sale of part) and shall fall away on completion of the development permitted by the approved planning permission or five years from the Completion date whichever is the earlier. It is proposed that the overage will fall away on the sale of the individual dwellings.

Development Overage - triggered due to an increase in market value achieved due to any change of the planning permission achieved or an increase in square footage or increase in residential dwellings. It is proposed that the overage will fall away on the sale of the individual dwellings. For further information contact the selling agent.

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 not to be unreasonably withheld.

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 Transferor.

Registered Title

The property is registered under part of title number BM311926.

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.

Postcode

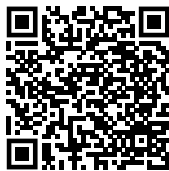
Nearest Postcode: MK18 2JZ

what3words

The entrance to the property is at ///fractions.charge.sober

360 View

Please scan the QR code or click the [link](#).



Aerial Video

Please scan the QR code or click the [link](#).



Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call 01865 953 080.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authority

Buckinghamshire Council

Website <https://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 August 2025. Only those fixtures and fittings described in the sale details are included in the sale.

The computer generated imagery (CGI) showing the proposed development when completed is an artist's impression only.

Sale Particulars

These particulars were prepared in December 2025.



Important notice

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