

FORMER AYLESBURY FOOTBALL CLUB

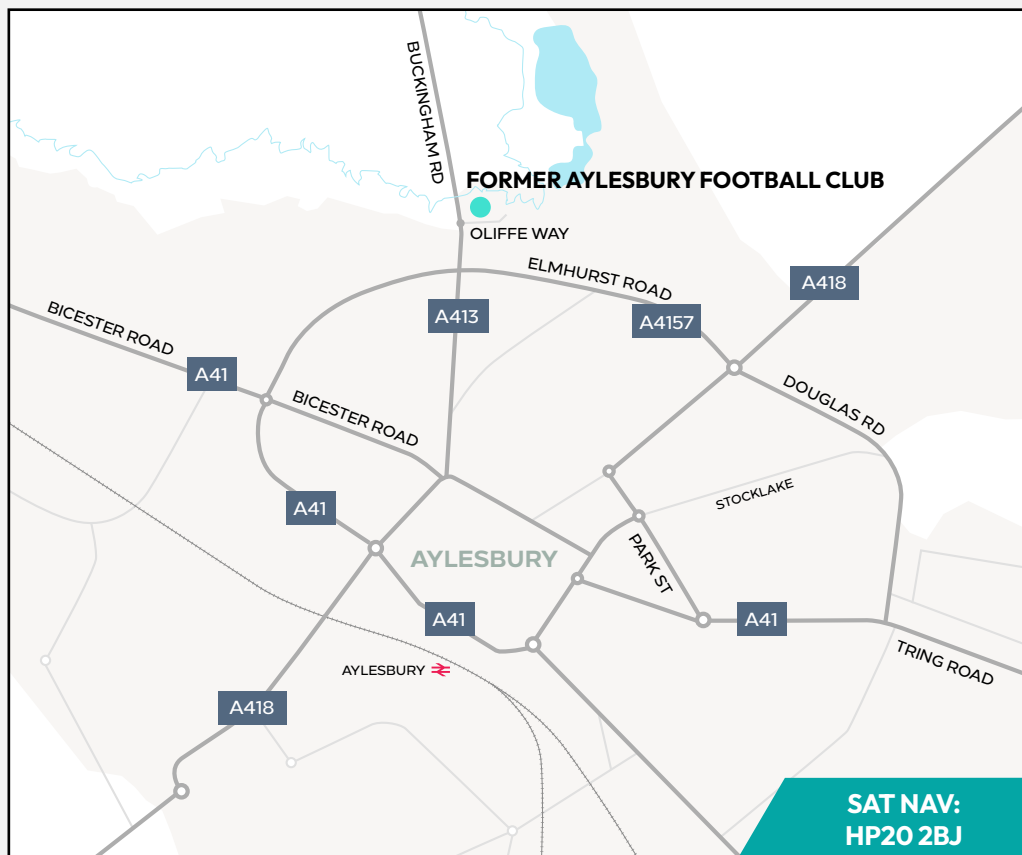
what3words: [///split.swept.pizza](https://www.what3words.com/split.swept.pizza)

COMMERCIAL SITE WITH DEVELOPMENT OPPORTUNITY FOR SALE

- Site Area of approximately 6.3 Acres (2.55 Hectares)
- Potential for commercial development (subject to planning)
- Roadside potential with access off A413
- Strategically located for the amenities of Aylesbury town centre



BUCKINGHAM ROAD • AYLESBURY • **BUCKINGHAMSHIRE** • HP20 2BJ



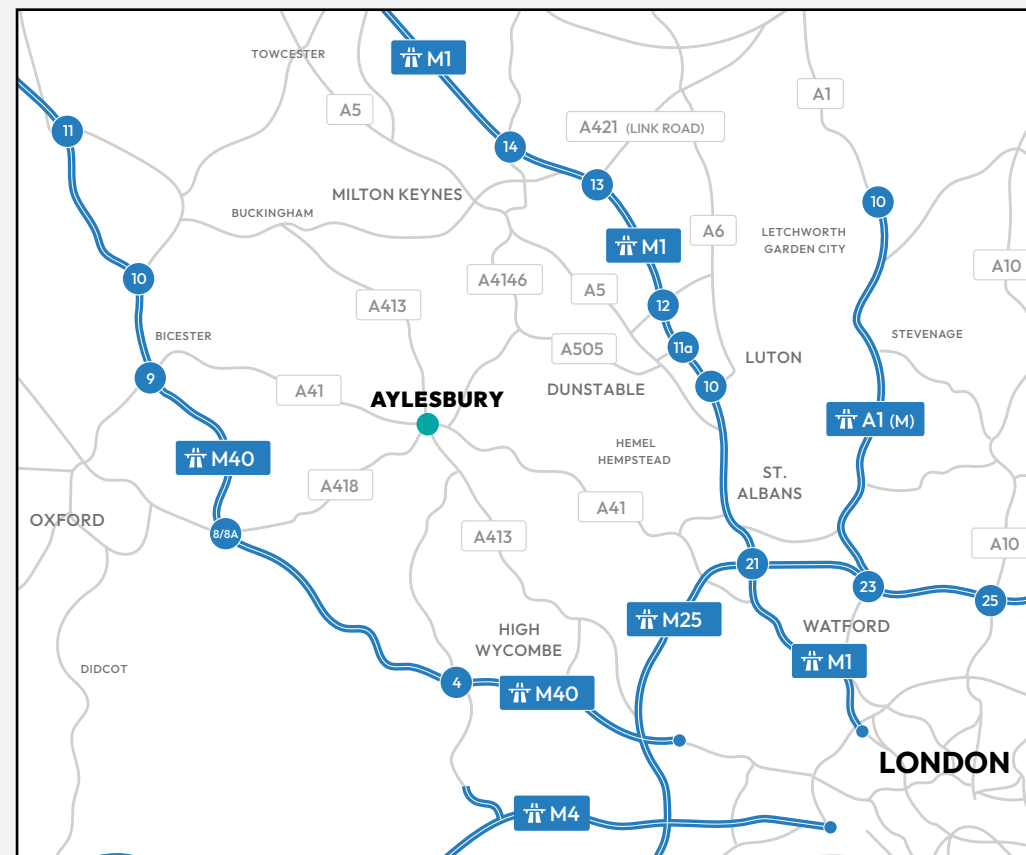
LOCATION

The site is prominently positioned on the east side of the **A413 (Buckingham Road)**, accessed via Oliffe Way. Located just over a mile north of **Aylesbury town centre**, the site offers excellent access to local shops, services and amenities.

Aylesbury Railway Station – approximately 1.4 miles south – provides regular direct services to **London Marylebone** in under an hour.

Road connections via the **A413**, **A41**, and **A418** offer fast routes to **Oxford**, **Milton Keynes**, and the **M25**.

The surrounding area is a mix of **residential**, **retail**, and **leisure**, with **Watermead Nature Reserve** just a short walk to the northeast.



DESTINATION	DISTANCE	TIME
Aylesbury Town Centre	1.2 miles	5 minutes
Aylesbury Railway Station	1.4 miles	6 minutes
M40 (Junction 7)	14 miles	25 minutes
M25 (Junction 20)	21 miles	30–35 minutes
Milton Keynes	20 miles	35 minutes
Oxford City Centre	24 miles	40 minutes
London (M25 edge)	33 miles	45–50 minutes
Central London	44 miles	1 hour 15 minutes



Aylesbury Shopping Park

Aylesbury Station

Friars Square Shopping Centre

Sainsbury's

M40

A413

A4157

M1

A4157

Premier Inn

A413

Buckingham Road

River Thames

Boundaries are indicative only

DESCRIPTION

The former Aylesbury Football Club has been demolished and the site is currently cleared of buildings and unused.

The River Thames forms the northern boundary of the site, providing a natural landscape buffer.

- **Total Site Area: Approximately 6.3 Acres (2.55 Hectares)**
- **Developable area moved out of flood zone 3 into flood zone 1.**
Confirmation from LLFA and EA that the site is suitable for development.

SUITABLE FOR COMMERCIAL DEVELOPMENT (STP)



PLANNING

The site falls within the jurisdiction of Aylesbury Vale District Council.

Vacant brownfield site of interest to owner occupiers and investor developers.

CURRENT PLANNING STATUS

Outline planning consent was granted on 10 May 2024 for the demolition of the former football club and redevelopment of the site for up to 42 dwellings, with access approved and all other matters reserved. Buckinghamshire Council has confirmed no further archaeological work is required.

Conditions 6 (Environmental and Landscape Management) and 10 (Arboricultural Method Statement and Tree Protection) have been discharged. For more details, see planning application number [20/03343/AOP - Click Here](#)



**OUTLINE PLANNING
CONSENT FOR 42 DWELLINGS**



**POTENTIAL FOR A
COMMERCIAL SCHEME (STP)**



**CONVENIENTLY LOCATED
FOR AYLESBURY TOWN
CENTRE AMENITIES**



**APPROX. 126,000 SQ FT AVAILABLE
FOR POTENTIAL COMMERCIAL
DEVELOPMENT (STP)**

64.1%

**OF AYLESBURY'S POPULATION IS IN
EMPLOYMENT, COMPARED WITH
57.4% IN ENGLAND**

(SOURCE: ONS)

10.2%

**PROJECTED POPULATION
GROWTH IN THE FORMER
AYLESBURY VALE DISTRICT FROM
2020 TO 2030**

(SOURCE: BUCKINGHAMSHIRE COUNCIL)



**AYLESBURY TOWN CENTRE REGENERATION WILL DELIVER
AN ADDITIONAL 1,400 NEW HOMES, 18,000 M² OF BUSINESS
SPACE, AND 5,000 M² OF LEISURE/COMMUNITY SPACE**

(SOURCE: BUCKINGHAMSHIRE COUNCIL -
AYLESBURY REGENERATION STRATEGY)

21.3%

**INCREASE IN INDUSTRIAL
RENTS OVER THE PAST
THREE YEARS**

(SOURCE: COSTAR)



**AFFORDABLE
SUBMARKET WITH
UNTAPPED POTENTIAL
GROWTH**



**LOCAL OCCUPIERS INCLUDE
LIDL, JEWSON, SCREWFIX,
TRAVIS PERKINS & B&M**



**ESTIMATED INDUSTRIAL
RENTS OF £13.75PSF FOR
NEW DELIVERIES**



**SUITABLE FOR ROADSIDE
DEVELOPMENT WITH
ACCESS OFF A413**



**DEVELOPMENT
POTENTIAL FOR
ALTERNATIVE USES (STP)**



SITE AREA APPROX. 6.3 ACRES (2.55 HA)

Boundaries are indicative only

FORMER AYLESBURY FOOTBALL CLUB • BUCKINGHAM ROAD • AYLESBURY • BUCKINGHAMSHIRE • HP20 2BJ



TENURE

The property is available freehold with full vacant possession

PRICE

Price on application.

Offers will be considered on a conditional or unconditional basis.

MONEY LAUNDERING REGULATIONS

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

CONTACT

For further information please contact the sole selling agents:

**BROWN
& LEE**
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