

# Pair of 4 Bedroom

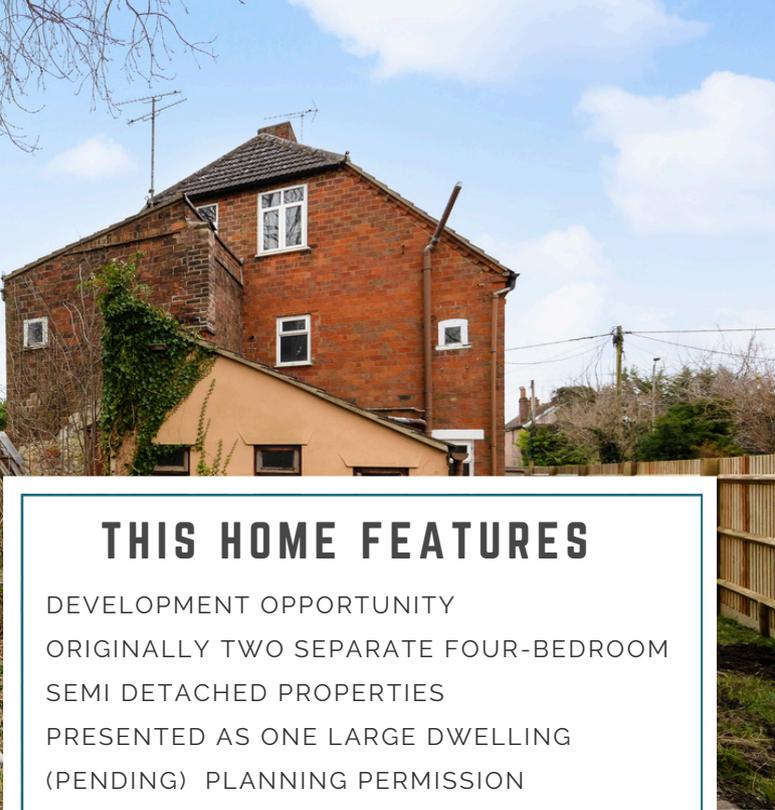
Semi-detached properties  
/detached dwelling

## DEVELOPMENT OPPORTUNITY

182 & 184 AYLESBURY ROAD, BUCKINGHAMSHIRE, HP22 5DT



TO ARRANGE A VIEWING CONTACT  
[WESOLDIT.CO.UK](http://WESOLDIT.CO.UK) ON [HELLO@WESOLDIT.CO.UK](mailto:HELLO@WESOLDIT.CO.UK)



# LOCATION

Bierton is a charming village located to the Northeast of, and just outside Aylesbury, offering the perfect blend of countryside living with easy access to town amenities. Renowned for its picturesque surroundings and welcoming community, Bierton provides a tranquil escape from the hustle and bustle. Families are well-catered for with a highly regarded local primary school, while nearby Aylesbury offers excellent secondary school options. For commuters

## THIS HOME FEATURES

DEVELOPMENT OPPORTUNITY  
ORIGINALLY TWO SEPARATE FOUR-BEDROOM  
SEMI DETACHED PROPERTIES  
PRESENTED AS ONE LARGE DWELLING  
(PENDING) PLANNING PERMISSION  
(23/03811/APP) FOR EXTENSIONS AND  
ALTERATIONS  
IN-AND-OUT DRIVEWAY WITH AMPLE  
PARKING  
POTENTIAL TO RECONFIGURE INTO TWO  
HIGH-QUALITY HOMES OR ONE IMPRESSIVE  
RESIDENCE (PLANNING PENDING)  
WALKING DISTANCE TO BIERTON JUNIOR  
SCHOOL

Bierton benefits from excellent transport links, including proximity to Aylesbury's London-bound train station and major road networks. The village also boasts a local pub, scenic walking routes, and a strong sense of community, making it an ideal location for those seeking a balance of rural charm and convenience.

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Introducing a rare development opportunity in the sought-after village of Bierton, Aylesbury. Formerly configured as two separate four-bedroom semi-detached homes and currently presented as one substantial dwelling, this property offers potential for reconfiguration. With an in-and-out drive, ample parking, and planning permission (23/03811/APP) for significant extensions and alterations—to include the demolition of existing rear extensions, as well as further potential for construction of part two-storey and part single-storey rear extensions, a new roof over the front bay windows, and fenestration changes (subject to pending planning application)—there is scope for further enhancement and resale. Ideally situated within walking distance of Bierton Junior School, and close to local restaurants, sports pitches, and a community centre, this is a unique opportunity to create high-quality homes or a single impressive residence in a thriving village setting.



GROUND FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.

1ST FLOOR  
823 sq.ft. (76.5 sq.m.) approx.

2ND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 2277 sq.ft. (211.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# VIEWINGS

Strictly by appointment with  
WeSoldIt.co.uk

*MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.*

*THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.*

*The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.*

*We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.*

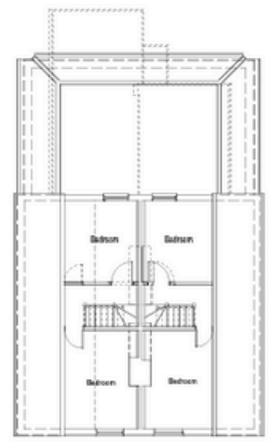
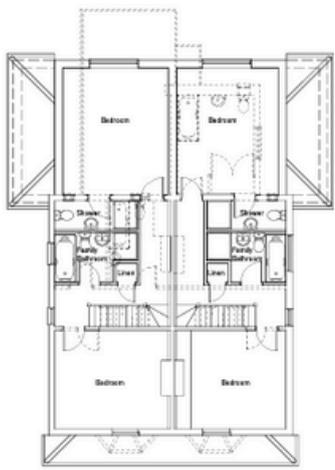
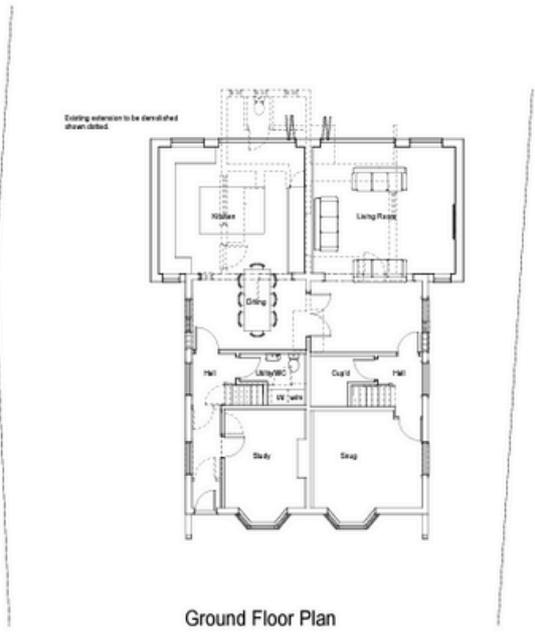


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 27 F    |           |
| 1-20  | G             |         |           |



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# Proposed Floorplans



# Proposed Elevations

