



Land Adj 36 Marroway, Weston Turville, Buckinghamshire

£250,000

TR TIM RUSS
& Company



Proposed Front Elevation

(scale 1:100)



Proposed Side Elevation

(scale 1:100)



Proposed Rear Elevation

(scale 1:100)

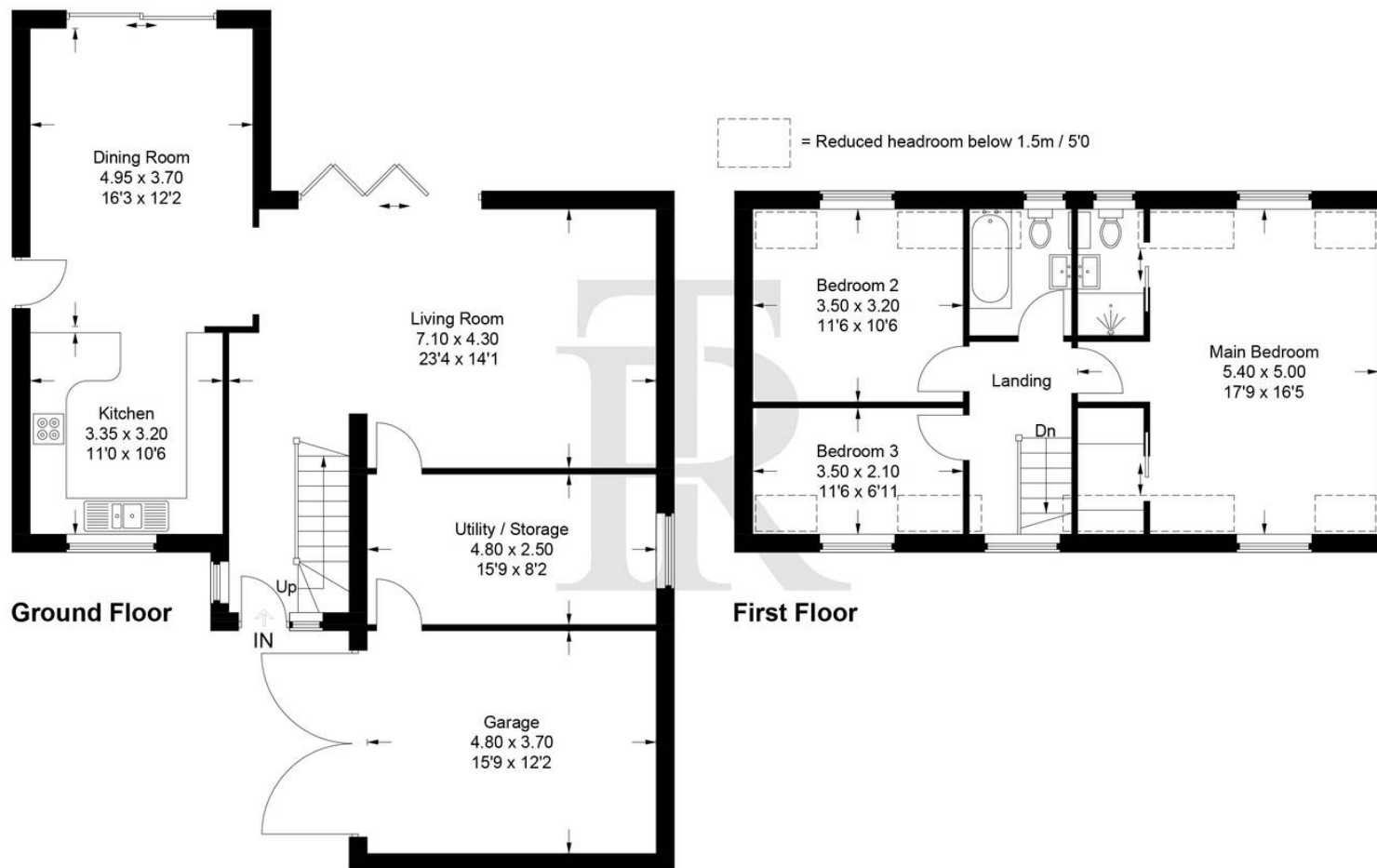
- Outline Planning Application for the Erection of One Three Bedroom Detached Dwelling
- Exciting Residential Development Opportunity in Highly Desirable Weston Turville
- Demolition of Existing Outbuilding & Redevelopment of the Site
- Convenient Access to Weston Turville Village Amenities
- Well Positioned for Access to Wendover & the Wider Chilterns
- Excellent Commuter Connections from Nearby Railway Stations
- Ideal Opportunity for Developers, Self-Builders & Private Purchasers
- Planning Reference: 24/02932/AOP

Weston Turville is an attractive village conveniently located between Aylesbury and Wendover with a bus route linking both. There is a combined infant and junior school, small parade of shops, well attended church, three pubs/restaurants, a golf club and a village hall. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale. Road access to London could either be via the A413 and M40 or the A41 and M1 and the neighbouring village of Wendover has a railway station which is on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library. The renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.

Rare opportunity to build a bespoke three bedroom chalet style home on a generous plot with outline planning in a sought-after village edge location. Demolition of existing structure approved.

This impressive building plot represents a rare opportunity to create a bespoke detached home in a desirable position on the edge of the village. With outline planning permission granted by Buckinghamshire Council (Ref: 24/02932/AOP, decision dated 30th July 2026), the site allows for the construction of a three bedroom chalet style house, providing an ideal canvas for those seeking to design and build a property tailored to their own requirements. The plot is currently occupied by a storage yard and building, but the planning consent assumes the demolition of the existing structure, ensuring a clear site for development. The setting is particularly appealing, enjoying a tranquil location that combines the benefits of village life with easy access to surrounding countryside and local amenities. The plot's generous proportions offer ample scope for a thoughtfully designed home, with the flexibility to incorporate modern features and energy-efficient solutions (subject to the necessary approvals and detailed planning consent). This is an excellent prospect for self-build enthusiasts, developers or those wishing to create a unique family residence in a sought-after area. The site's previous use as a storage yard/building means there is an established access point, and the approved plans provide a clear framework for future development. Opportunities to acquire building plots with planning permission in such an attractive location are increasingly scarce, making this a compelling proposition for buyers looking to secure a prime position and bring their vision to life. For further information, including details of the planning consent and proposed accommodation, please contact the agent.





Approximate Gross Internal Area
 Ground Floor = 97.2 sq m / 1046 sq ft (Including Garage)
 First Floor = 56.2 sq m / 605 sq ft
 Total = 153.4 sq m / 1651 sq ft

Floor Plan produced for Tim Russ & Company

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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