



Land Adjacent To Seven Gables, Buckingham Road, Winslow, BUCKS. MK18 3NA.

Guide Price £1,000,000

PRE-APPLICATION STAGE

“The Lace House”

Pre-Application Stage – Proposed Scheme

A bold and visionary concept for a contemporary luxury residence set in a secluded woodland landscape — “The Lace House” offers an exceptional opportunity to create a one-of-a-kind eco-conscious family home just minutes from Winslow’s new East-West Rail station.

The Lace House is just **one** of the design ideas that has been explored for the site.

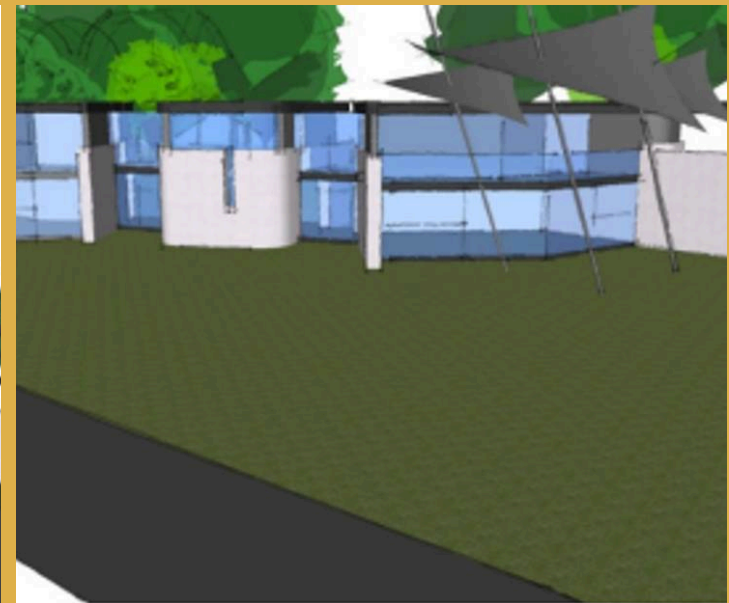
Planning Context

A pre-application response from AVDC (Buckinghamshire Council), dated 21 July 2023, raised objections based on the site’s designation as ‘Open Countryside’. However, this classification appears to the seller that it could have been misapplied.

The seller is happy to assist a purchaser through the appeal process.

Design Vision

This innovative proposal reimagines modern living through a sequence of interconnecting “pods”, including a natural indoor pool house. The home is designed to blend effortlessly with its natural surroundings while delivering high-end contemporary architecture and exceptional sustainability standards.





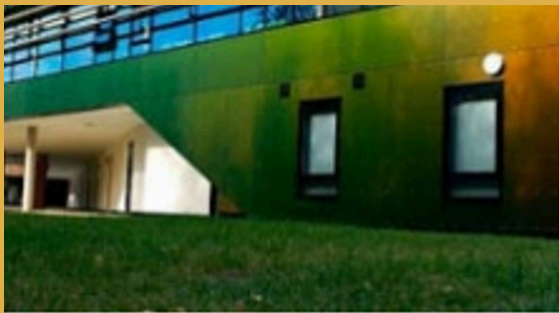
Key objectives of the design include:

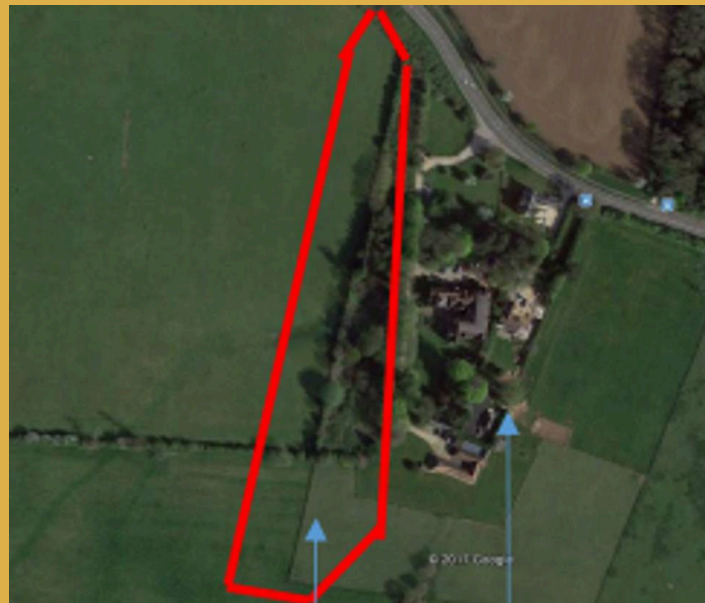
- A unique, modern family home responding to the site's topography and its historic relationship with the adjacent property
- Sensitively integrated into the existing woodland, enhancing and preserving the landscape
- Highly sustainable, incorporating on-site renewable energy sources with a strong focus on energy self-sufficiency
- **Four bedrooms**, with a combination of open-plan and cellular living areas
- Dedicated study for home working
- Functional support spaces: utility, pantry, and plant room
- Double garage/workshop, linked to the main house
- Indoor pool using a natural, chemical-free filtration system, seamlessly connected to the residence

Architectural Concept

The design emerged from the idea of "walking a line" through the site — a flowing path like a thread gently draped across the landscape. This evolved into a series of fluid, curved forms that respond to the terrain, views, and functional needs of the home.

Each pod is shaped to harmonise with its specific location, with glazed walkways connecting them to create a sense of journey through the woodland. These light-filled links enhance the experience of moving from one space to the next, blurring the boundary between indoors and outdoors. (*Design & Access Statement*)





Site Description

- **Area:** Approximately 2.5 acres
- **Shape:** Long and linear, tapering north to south with a broad southern end.
- **Landscape:** Mature trees provide excellent screening from any road noise (A413) and neighbouring properties. There are groups of trees on the periphery which are subject to TPOs, none impinge on the locations within the site where the new dwelling could be sited.
- **Access:** Existing driveway from the A413 to be retained, with a new access branching from the southern end.

Local Authority: Buckinghamshire Council

Pre Application document attached to Email

Tenure: Freehold

VAT: Not Applicable

Covenants /Rights Of Way/ Easements: Neighbouring property 7 Gables has the right to run a sewerage outfall across the land which drains in the farmer's field adjacent to the site. This does not affect the siting of the house designs.

Utility Connections: No connections currently on site. Water, electricity and sewerage connections about the land at the intersection with the A413 on the northern edge of the site.

Cil or S106: None applicable

GDV: Between £2,000,000 and £3,000,000



Location:

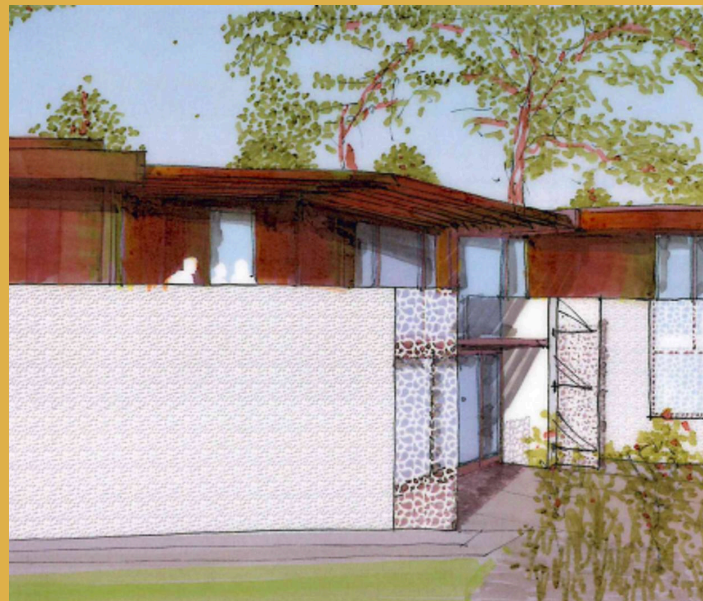
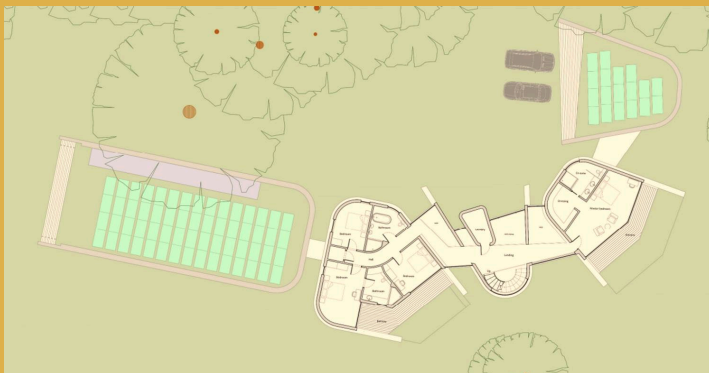
The site is just 500 metres (as the crow flies) from Winslow's brand-new East West Rail station, offering direct connections to Oxford, Cambridge, and London Marylebone — and is situated within an established settlement pattern.

The Information provided by Allen Heritage Limited has been given in good faith however all parties must undertake their own due diligence to satisfy themselves before placing a formal offer.

Introduction Fee:

In consideration of the services provided by Allen Heritage, an introduction fee will be due upon any sales figure agreed that proceeds to completion. The introduction fee shall amount to £5,000 plus (VAT)

Viewings: Strictly by appointment only



Documents Attached To Email:

- Pre-App Document
- Design & Access Statement
- Potential GDV
- Local Comparable's