For Sale

Development Opportunity

With Planning for 3 Detached Homes.

Elm Gables, Poyle Lane, Burnham, Buckinghamshire, SL1 8JZ.

Moss and Partners
20-22 Wenlock Road
London, England, N1 7GU

Sole Selling Agents Moss and Partners

Key Highlights

Moss and Partners have been instructed to sell this development site, which benefits from a planning consent for three substantial detached houses in the highly sought-after location of Poyle Lane, Burnham, Buckinghamshire.

- The site benefits from planning permission (PL/24/3949/FA) for the demolition of the existing dwelling and the erection of three new detached dwellings.
- The site extends to approximately 0.6 acres and is comprised of an existing detached dwelling.
- The site is in a highly sought after location and benefits from strong transport connectivity to central London.
- The site has great access to open countryside and parks.
- The site benefits from direct access from the prestigious Poyle Lane.

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Site Description

The site has an irregular rectangular shape, with the existing dwelling (to be demolished) positioned towards the northern boundary. The consented scheme has sought to retain the mature trees, which are mainly located along the site boundaries. Access is taken from Poyle Lane to the north, and the surrounding area is predominantly characterised by large detached family homes. The land is generally level, with a slight incline from the access off Poyle Lane.

Planning

The site falls under the jurisdiction of Buckinghamshire Council. The site benefits from an extant planning permission (PL/24/3949/FA) for the demolition and replacement of an existing dwelling and the erection of two new dwellings, together with associated landscaping and highway works.

A Section 106 Unilateral Undertaking is in place requiring a contribution towards the provision and upkeep of Burnham Beeches. A payment of £4,257.28 is required in this respect.

The CIL payment is currently being calculated by the local authority and will be made available in due course. There may be scope to improve the existing consent, subject to the necessary planning approvals.

Poyle Lane Burnham								
Area Schedule GIA (sqm)								
	GF (sqm)	GF (sqft)	1F (sqm)	1F (sqft)	2F (sqm)	2F (sqft)	Total (sqm)	Total (sqft)
Plot 1	132.9	1431	82.3	886	50.1	539	265.3	2856
Plot 2	115	1238	94.6	1018	62.5	673	272.1	2929
Plot 3	174.4	1877	133.1	1433			307.5	3310
						Total	844.9	9094

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Location

The site is located to the north of the established Buckinghamshire town of Burnham. The town benefits from excellent transport links, including direct access to the A4 and A4094 to Maidenhead and Windsor, with Junctions 6 and 7 of the M4 nearby providing convenient connections to London, Reading, and the wider motorway network.

Burnham railway station, on the Elizabeth Line, provides regular services to central London, Heathrow Airport and Reading, with journey times to central London of around 45 minutes. The area offers excellent access to the capital while retaining a quieter setting, with extensive nearby countryside including Burnham Beeches, which extends to over 500 acres of woodland trails, open grassland and wildlife habitats. Burnham is served by a range of highly regarded local schools and falls within the catchment for Buckinghamshire's selective grammar school system. Residents also benefit from 100% gigabit-capable broadband coverage.

Method of Sale

The property will be sold by way of informal tender (unless sold prior). Offers are sought for the freehold interest. Interested parties should request all detailed information from the selling agents Moss and Partners.

Offers are sought on or before Friday 10th April 2026.

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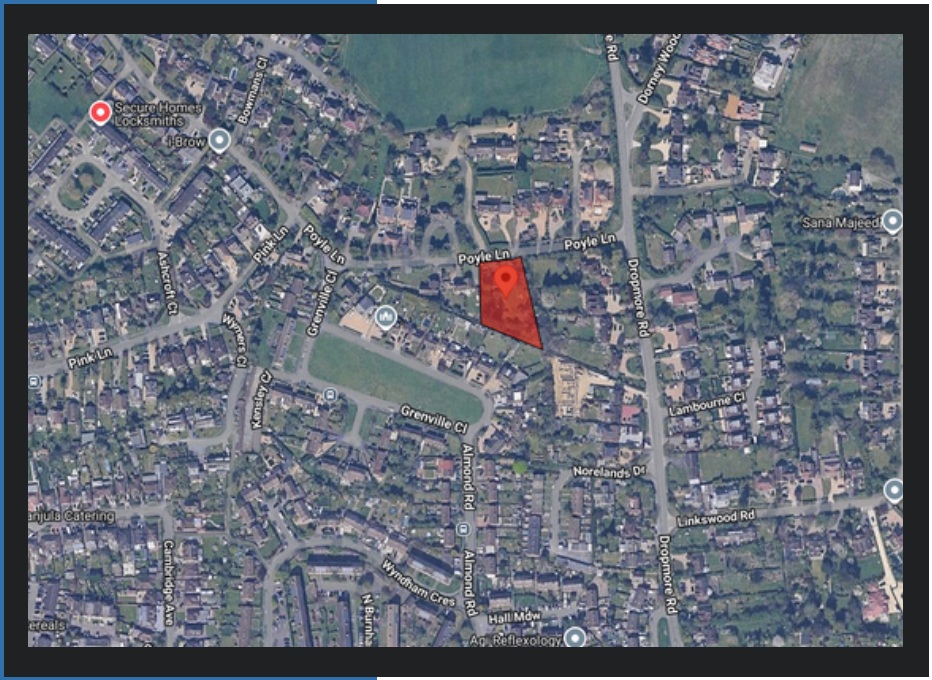

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