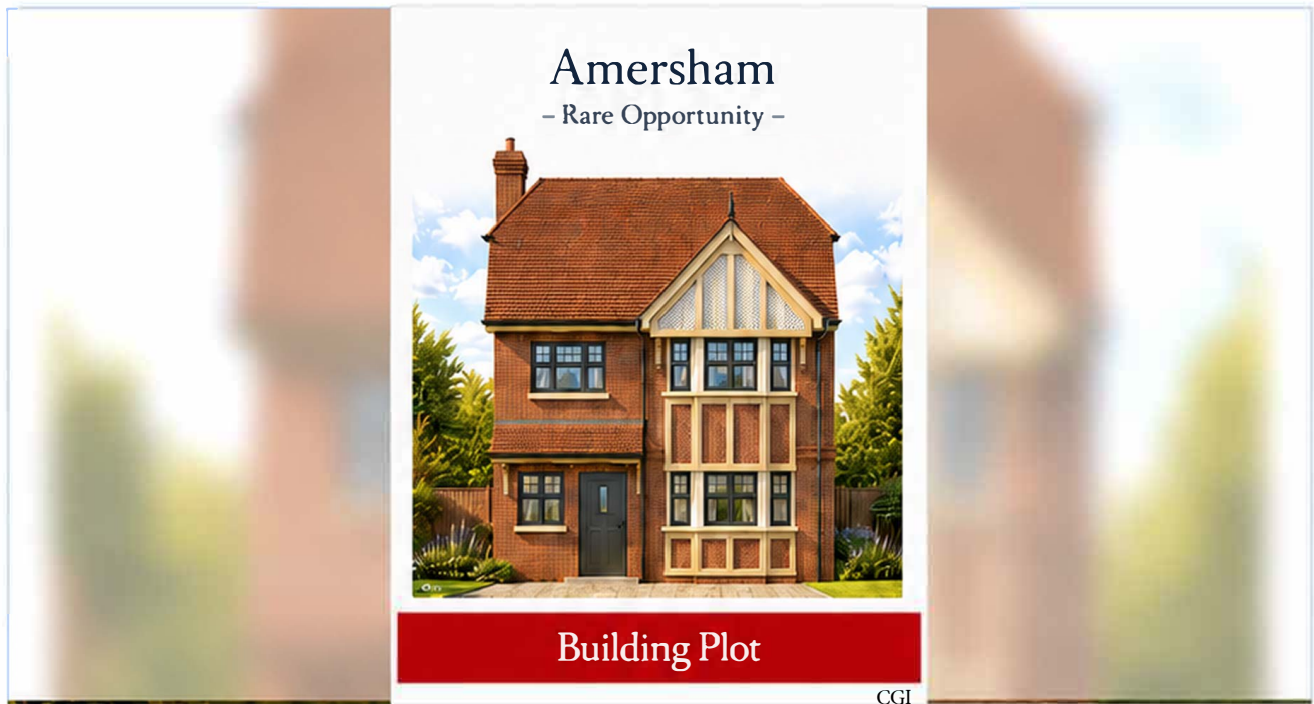


AMERSHAM – Building Plot For Sale



A unique opportunity to acquire a prime, freehold building plot in one of Amersham's most desirable settings. Outline planning permission has been approved, with detailed planning permission currently in progress. Purchasers have the exciting chance to create their own bespoke home, tailored to their lifestyle and specification, subject to the necessary planning consents.



Bespoke self-build opportunity



South-facing plot



Opportunity to tailor layout, kitchen, bathrooms and finishes



Old Amersham charm and commuter convenience



Location available upon application

The Amersham Lifestyle



Surrounded by Chiltern hills



Vibrant Old Amersham High Street



Historic church gardens



St Mary's Church

8 Hill Avenue, Amersham, HP6 5BW

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hunters.com

Why Amersham & Old Amersham

Chiltern charm, outstanding lifestyle and London connectivity



Surrounded by the Chiltern Hills



Vibrant Old Amersham High Street



Historic church gardens



St Mary's Church

Amersham and Old Amersham offer the perfect blend of heritage, community and convenience.

- ✓ Quaint old town charm with a rich history and beautiful period architecture
- ✓ Stunning countryside on the doorstep, set within the Chiltern Hills Area of Outstanding Natural Beauty
- ✓ Excellent commuter links to London via Metropolitan Line and Chiltern Railways
- ✓ A vibrant High Street with a great mix of independent shops, cafes, restaurants and traditional pubs
- ✓ Highly regarded schools for all ages, both state and private
- ✓ A strong sense of community with regular events and thriving amenities

Why Buy a Plot and Build Your Own Home?

-  Tailor the layout and specification to suit your lifestyle and family needs
-  Choose your own kitchen, bathrooms, finishes and energy performance standards
-  Avoid paying a finished-home developer premium
-  Potential SDLT efficiency – pay SDLT on the land acquisition and then contract the build separately*
-  Create a home that is uniquely yours and built around how you want to live

*Seek independent tax and legal advice.



Schools
Outstanding choice of state and independent schools



Commuting
Fast links to London Marylebone via Amersham Station



Old Town Charm
Historic streets, heritage buildings and a welcoming feel



Countryside
Chiltern Hills walks, open spaces and picturesque villages



Self-Build Freedom
Design a home that reflects your lifestyle and future needs



Exact location available upon application.

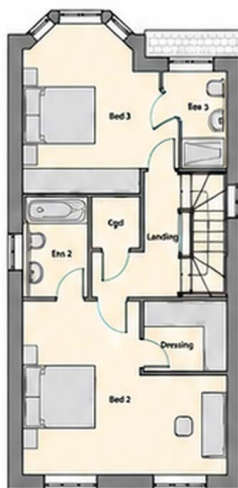
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Plans & Plot Overview

AMERSHAM – Building Plot For Sale



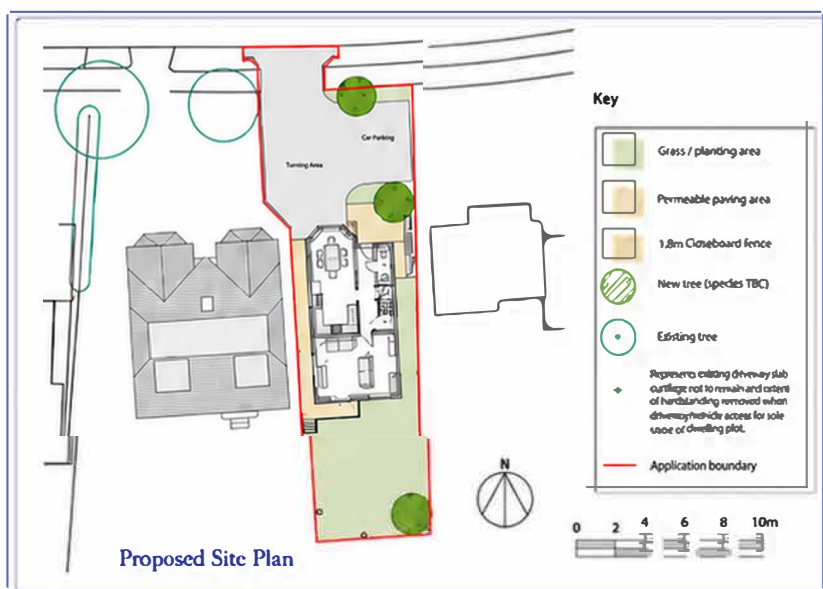
Proposed Ground Floor Plan*



Proposed First Floor Plan*



Proposed Second Floor Plan*



Proposed Site Plan

Key Information



Tenure:
Freehold



Location:
Available
upon application



Note:
The application
boundary is
highlighted for
marketing purposes
only.

Aerial Plot Overview



Aerial View 1



Aerial View 2



Aerial View 3

*Subject to Planning Approval

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The Financial Logic of a Self-Build Plot

Control where value is created - specification, tax profile and long-term value

The plot is not simply cheaper because it is unfinished; it allows the buyer to control where value is created. The buyer acquires land, procures the build, chooses the specification and may avoid paying the full retail premium associated with a completed developer-led home.

1. SDLT is generally assessed on the land purchase, not the finished home value

For a purchaser buying the plot and then separately commissioning the build, the upfront land transaction is materially lower than buying a finished detached house. These figures are illustrative only.

Illustrative finished value	SDLT on finished home	SDLT on £450k plot	Indicative SDLT difference
£1,100,000	£53,750	£12,500	£41,250
£1,200,000	£63,750	£12,500	£51,250
£1,300,000	£73,750	£12,500	£61,250

Assumes standard residential purchaser; no additional-property surcharge, first-time buyer relief, non-resident surcharge, or corporate/ATED rules. Purchasers must verify with their conveyancer/tax adviser.



2. Developer margin can be redirected into value

Viability guidance commonly references a 15-20% return on Gross Sales Value for residential schemes. A self-builder still carries risk, time and professional costs, but can direct value into specification, energy performance, landscaping and long-term ownership.

Typical benchmark: 15-20% of Gross Sales Value



3. Specification becomes an investment decision

A well-considered self-build budget can allocate money to what the buyer values most - kitchen, glazing, landscaping, heating system, joinery, acoustic performance, security, smart-home infrastructure or finishes - rather than accepting a generic new-build package.

- ✓ Kitchen & bathrooms
- ✓ Landscaping
- ✓ Joinery & finishes
- ✓ Glazing & light
- ✓ Heating & efficiency
- ✓ Smart-home infrastructure

Planning Update: An outline planning application for the site has been recommended for approval and is currently with the Council's Legal Team pending completion of the Section 106 Agreement, following which formal planning permission is expected to be issued. Separately, a full detailed planning application has also been submitted and is currently under consideration by the Local Planning Authority.

The proposition

Acquire the land, then direct the build. For the right purchaser, the opportunity is to create a bespoke Amersham home with the specification, layout and finish chosen from the outset - while retaining control over value, spend and long-term enjoyment.

Source note: SDLT examples use GOV.UK standard residential SDLT bands current at preparation. Developer return benchmark references GOV.UK viability guidance. All financial illustrations are for marketing context only and are not tax, legal, valuation or investment advice.

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