

# Indian Walk



*Unique development preserves 90% of site as a tree farm and woodlands.*

**Location:** Mechanicsville Road at Indian Spring Road, Buckingham Township, Bucks County, PA

**Developer:** Tom James, Elizabeth James Real Estate, Lahaska, PA

**Development Period:** 1977

**Size:** 50 acres

**Percentage of Open Space:** 90%

#### **Project Highlights**

- 🌿 10 single-family homes and preservation of original farmhouse
- 🌿 45-acres preserved farmlands and woodlands
- 🌿 Tree farm

**Description:** This 50-acre tract is part of the Township's Agricultural District. Forty acres are preserved as farmland and overall 90 percent of the site is preserved. The developer could have built fifty 1-acre lots, but chose to build 10 houses on 1/2-3/4 acre lots, and still realized a reasonable return on his investment for five reasons.

- The application was expedited by the Township



- A substantial reduction in street construction costs
- Sale of 40 acres to a local nursery
- A one-year build out
- Premium prices for wooded lots in a primarily agrarian community.

**Conservation Areas:** The preserved farmland is protected through a conservation easement and continues as an economically productive unit with trees and other nursery stock planted



*Existing woodland provides privacy between neighbors and from tree farm.*



*Houses are screened  
behind a thickly wooded  
roadside buffer*

in lieu of annual crops. The original farmhouse, surrounded by open space, has been preserved in its rural setting and is visible from Mechanicsville Road. All nine houses were screened from the public viewshed behind a thickly wooded roadside buffer 100-200 ft deep preserving the rural character of the site.

**Water and Sewer:** The lots are served by individual wells and a central sewage treatment facility located in the grassy meadow between the house lots and the tree farm. The treated wastewater is returned to the ground after passing through a subsurface filter bed, recharging the local aquifer.



For more information, contact:

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