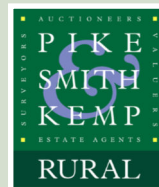


**DOWNLANDS  
HITCHAM LANE  
BURNHAM  
BUCKINGHAMSHIRE  
SL1 7DP**





# DOWNLANDS

## HITCHAM LANE, BUCKINGHAMSHIRE, SL1 7DP

WINDSOR - 6.4 MILES    MAIDENHEAD - 3.6 MILES    MARLOW - 8 MILES    HENLEY - 12.1 MILES    READING - 19.4 MILES    CENTRAL LONDON - 27.2 MILES

M4 JUNCTION 7 - 2.6 MILES    M40 JUNCTION 2 - 5.9 MILES    M25 JUNCTION 15 - 10.56 MILES

AGRICULTURAL SMALLHOLDING WITH BARN COMPRISING OF AGRICULTURAL MACHINERY AND HAY STORE ALONG WITH 6 STABLES  
AND STORES SET WITHIN 20.80 ACRES OF PICTURESQUE PASTURELAND

20.80 ACRES OF FENCED AND WATERED PASTURELAND

PORTAL FRAME BARN EXTENDING TO 4804.4 SQ.FT.

MAINS WATER AND MAINS ELECTRICITY

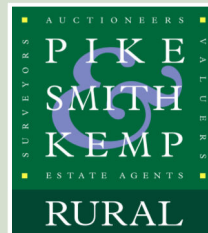
CAR PARK HARDSTANDING

GATED PRIVATE ENTRANCE

GRASS RIDING ARENA

POTENTIAL TO CONVERT PART OF THE AGRICULTURAL BARN TO RESIDENTIAL UNDER CLASS Q PERMITTED DEVELOPMENT RIGHTS STPP

IN ALL 20.8 ACRES



Pike Smith & Kemp Rural

Tel: 01628 777666

Email: [info@pskrural.co.uk](mailto:info@pskrural.co.uk)

# SITUATION & DIRECTIONS

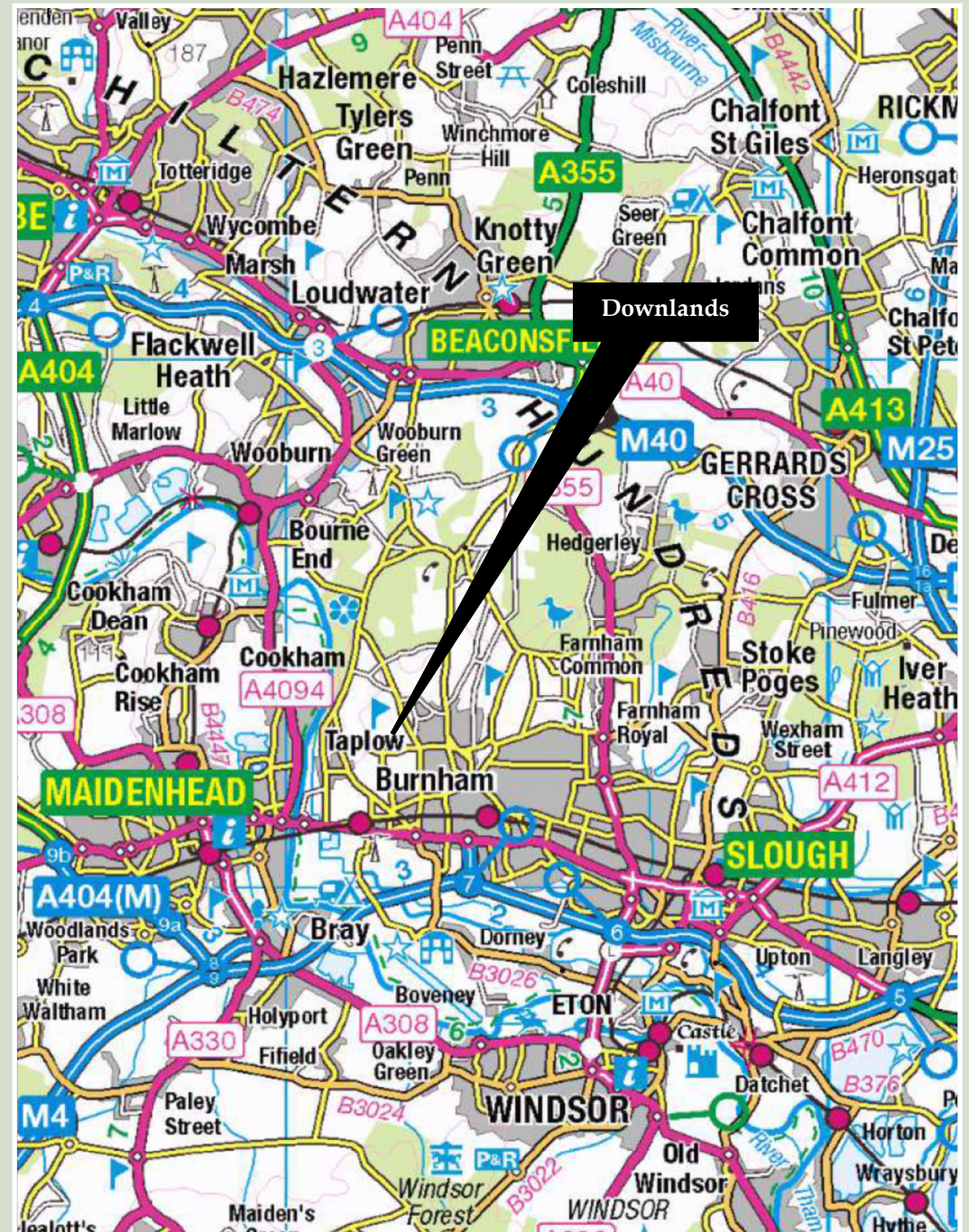
## INTRODUCTION

Located to the west of the village Burnham, Downlands has villages such as Taplow within the vicinity offering a direct train line into London, and Cookham which offers a range of shops and restaurants.

Within easy reach of London (27 miles) with fast trains available during peak hours from Taplow and Maidenhead station. Located 2.6 miles from junction 7 of the M4 and 5.9 miles from junction 2 of the M40.

## DIRECTIONS

From the M4 Jct 7 follow the signs for the A4/Bath Road. At the roundabout, take the 1st exit onto A4/Bath Rd. Continue along this road for half a mile until the next roundabout and take the 3rd exit onto Lent Rise Rd. Carry on along this road for half a mile until you reach a double roundabout go straight over and continue on Lent Rise Road. At the next double roundabout keep to the left and then exit left onto Hitcham Lane. Carry on along Hitcham Lane for just over half a mile and the land is on your righthand side.



# THE BARN

Upon entering the property you come into the central yard area.

The agricultural building is a pitched roof portal frame barn extending in total to 446.34 sq.m.

The northern three quarters of the barn has, and continues to be, used to store straw, hay and agricultural machinery since June 2013 as part of the agricultural business. The southern quarter consists of 6 looseboxes and a tack storage area which is currently let but vacant possession can be obtained subject to appropriate notice.

The entrance to the property is off Hitcham Lane and benefits from a gated entrance leading into a hard-core parking area.

# THE LAND

The paddocks are gently undulating, with the boundaries delineated by fencing and mature hedgerows and each paddock is delineated by timber post and wiring fencing.

The property benefits from a mains water supply and mains electricity.

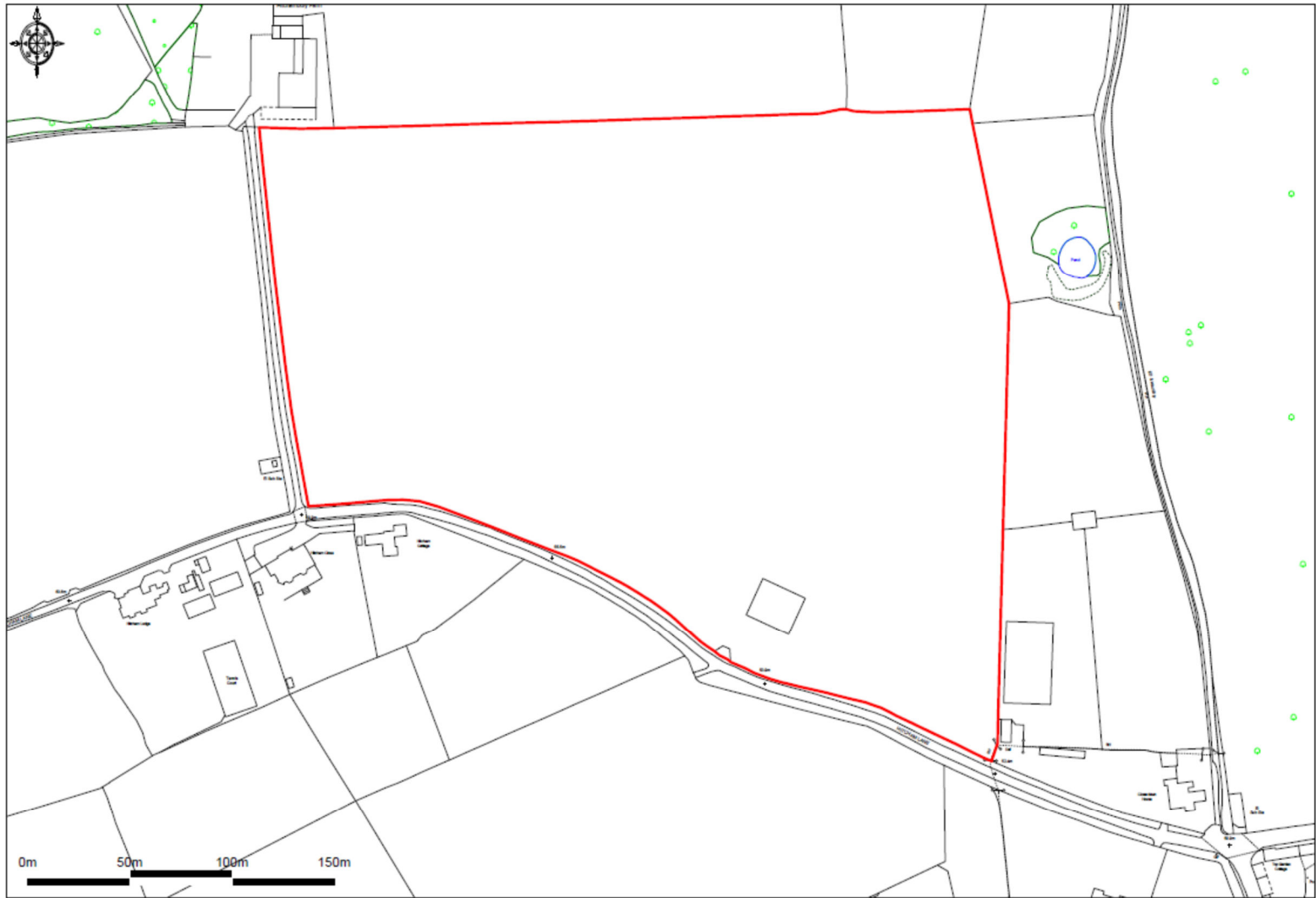
The majority of the land has been used for agricultural purposes associated with an agricultural business since at least June 2013. Part of the land has been used for more than 10 years as a grass exercise arena for horses.

The soil type is classified by the Soils Survey of England and Wales as being predominantly made up from the Sonning 2 Series, described as:

*Well drained flinty coarse loamy and gravelly soils. Associated with slowly permeable seasonally waterlogged fine loamy over clayey soils, and coarse loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging.*



# SALE PLAN



**Promap**  
LANDMARK INFORMATION GROUP

Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 100022432. Plotial Scale - 1:2500

Not reproduced to scale.

# GENERAL REMARKS AND STIPULATIONS

## SERVICES

The property benefits from mains water and mains electricity.

## METHOD OF SALE

The property is being offered for sale as a whole.

## TENURE

The property is offered for sale freehold with vacant possession upon completion.

## BASIC PAYMENT SCHEME

Not applicable.

## PLANS, AREAS AND SCHEDULES

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the land as scheduled. All quoted areas, measurements and distances are approximate.

## BOUNDARIES

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

## WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

## VALUE ADDED TAX

All guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or a part of it or any right attached to it becomes chargeable for the purposes of VAT such tax will be payable by the purchaser.

## SPORTING, MINERAL AND TIMBER RIGHTS

These are included insofar as they are owned.

## PLANNING AND DEVELOPMENT

The property is located within the Greenbelt as indicated within the SBDC Local Plan.

We understand that the northern three quarters of the barn has been used to date for agricultural purposes which can be confirmed in a Statutory Declaration by the vendor.

As such this side of the barn would potentially benefit from Permitted Development Rights under Class Q of the General Permitted Development Order 2015, as amended for conversion from an agricultural use to a residential dwelling (s).

The Stables at the property have been used for personal equestrian purposes for a period in excess of 10 years as can be confirmed in a Statutory Declaration by the vendor.

## LOCAL AUTHORITY

South Bucks District Council, Capswood, Denham, Buckinghamshire, UB9 4LH.

## PHOTOGRAPHS

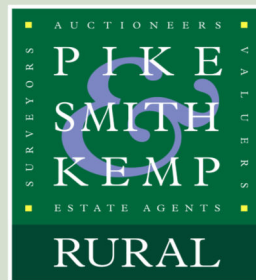
The photographs in these particulars were taken in June 2018. Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

## VIEWINGS

By prior appointment with Pike Smith & Kemp Rural .

Contact Tom McArdle on 01628 777 666 for further details.





#### **IMPORTANT NOTICE**

Pike Smith & Kemp Rural give notice that:

1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.; and

2:Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.