

HAYLES FARM
PARMOOR LANE
FRIETH
HENLEY-ON-THAMES
OXFORDSHIRE





HAYLES FARM

PARMOOR LANE, FRIETH, HENLEY ON THAMES, OXFORDSHIRE. RG9 6PN

MARLOW - 3.8 MILES HIGH WYCOMBE - 5.1 MILES HENLEY - 5.8 MILES READING - 11.6 MILES CENTRAL LONDON - 32.2 MILES

M40 JUNCTION 4 - 3.5 MILES

M4 JUNCTION 8/9 - 9.1 MILES

EXTENDING TO 42.4 ACRES COMPRISING:

5.5 ACRES OF GRADE 3 ARABLE LAND - CURRENTLY IN A GRASS LEY

35.8 ACRES OF GRADE 3 PERMANENT PASTURE

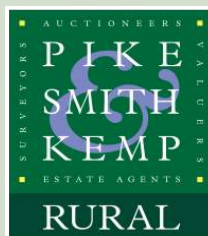
YARD AREA WITH HARDSTANDING

FULLY ENCLOSED STEEL FRAMED MACHINERY AND GRAIN STORE BUILDING WITH LEAN TO
OPEN SIDED STEEL FRAMED HAY/STRAW BARN WITH PARTLY ENCLOSED LEAN TO STRUCTURE

MAINS WATER

LOCATED ON THE EDGE OF THE POPULAR VILLAGE OF FRIETH IN OXFORDSHIRE, HAYLES FARM IS A WELL EQUIPPED
SMALLHOLDING OFFERING THE OPPORTUNITY TO CONTINUE THE AGRICULTURAL USE OF THE LAND, ALONG WITH
DEVELOPMENT POTENTIAL AND ALTERNATIVE USES SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS.

AVAILABLE AS A WHOLE OR IN TWO LOTS.



Pike Smith & Kemp Rural

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SITUATION AND DIRECTIONS

INTRODUCTION

On the instructions of the Henry Tom Nixey Estate, Pike Smith & Kemp Rural are pleased to offer Hayles Farm to the market for the first time in a generation. The land is available for sale as a whole or in two lots.

Located in the Chilterns Area of Outstanding Natural Beauty, adjacent to the popular and desirable village of Frieth on the upper side of the Hambleden Valley in Oxfordshire, Hayles Farm comprises a mixed arable and livestock smallholding set in a picturesque and tranquil location.

Frieth benefits from two pubs, a primary school, Village Hall, Church and Village Green. It is popular with horse riders and has featured in TV dramas including Midsomer Murders. Frieth is conveniently located near to both Marlow and Henley with their range of restaurants, bars and boutique shopping; High Wycombe with its rail links to London Marylebone and road links to London and The Midlands is also only a few miles away.

Hayles Farm is located to the south of Frieth and shares a boundary with a number of residential properties as well as the Village Hall, Primary School and Church.

DIRECTIONS

From the M40 J4 take the A4010 (John Hall Way) signposted to Aylesbury. At the first roundabout take the second exit staying on the A4010. At the second roundabout take the second exit staying on the A4010. At the third roundabout take the first exit signposted to Lane End and Booker. Continue along this road to a T junction and turn right onto the B482 signposted to Lane End. Enter Lane End and at the Cherry Tree Veterinary Practice turn left signposted to Frieth. Continue along this road through Frieth village and onto Parmoor Lane. Hayles Farm can be found on the left hand side of the Lane.



LOCATION PLAN



BUILDINGS AND YARD

The Yard area at Hayles Farm is located to the west of the property and extends to approximately 1 acre and is surfaced with hardstanding surrounding both buildings. The yard provides ample space for livestock handling and vehicle manoeuvring, along with parking and storage of agricultural machinery.

The yard is accessed via a gate leading from the main driveway and provides further field access to the land.

The Machinery/Grain store is a fully enclosed modern steel portal framed building with concrete floor and is accessed via a roller shutter door with a separate pedestrian access. The building also benefits from a large lean to at the rear providing livestock housing. The barn extends in total to approximately 420 sq m (4,520 sq ft).

The Storage Barn is an open sided modern portal framed building with a pressed earth and hardcore floor providing ample space for storage of hay straw, machinery etc. The barn also benefits from a large lean to at the rear, partly enclosed by concrete panelling, with Yorkshire boarding above providing livestock housing with diagonal feed gates to the front of each bay. The barn extends in total to approximately 368 sq m (3,961 sq ft).

A gated space between the two buildings provides a useful livestock handling area.

The farm buildings offer considerable potential for a change of use to either commercial or leisure purposes, either utilising permitted development rights, or by seeking full planning permission.

The yard and buildings are included within Lot 1.



THE FARMLAND

The land at Hayles farm extends in total to approximately 41.3 acres and is divided into both arable land and permanent pasture. All of the land is classified as Grade 3 under the former Ministry of Agriculture Fisheries and Food (MAFF) Land Classification Series.

Lot 1 extends in total to approximately 31.4 acres which includes 25.9 acres of permanent pasture and 5.5 acres of arable land.

Lot 2 extends to approximately 9.9 acres of pasture land . The division of the lots can be seen on the Sale Plan.

The arable land in total extends to approximately 5.5 acres and is currently planted as a short term grass ley. The pasture extends to approximately 35.8 acres and is well managed with good sward, suitable for grazing or taking of an annual hay crop.

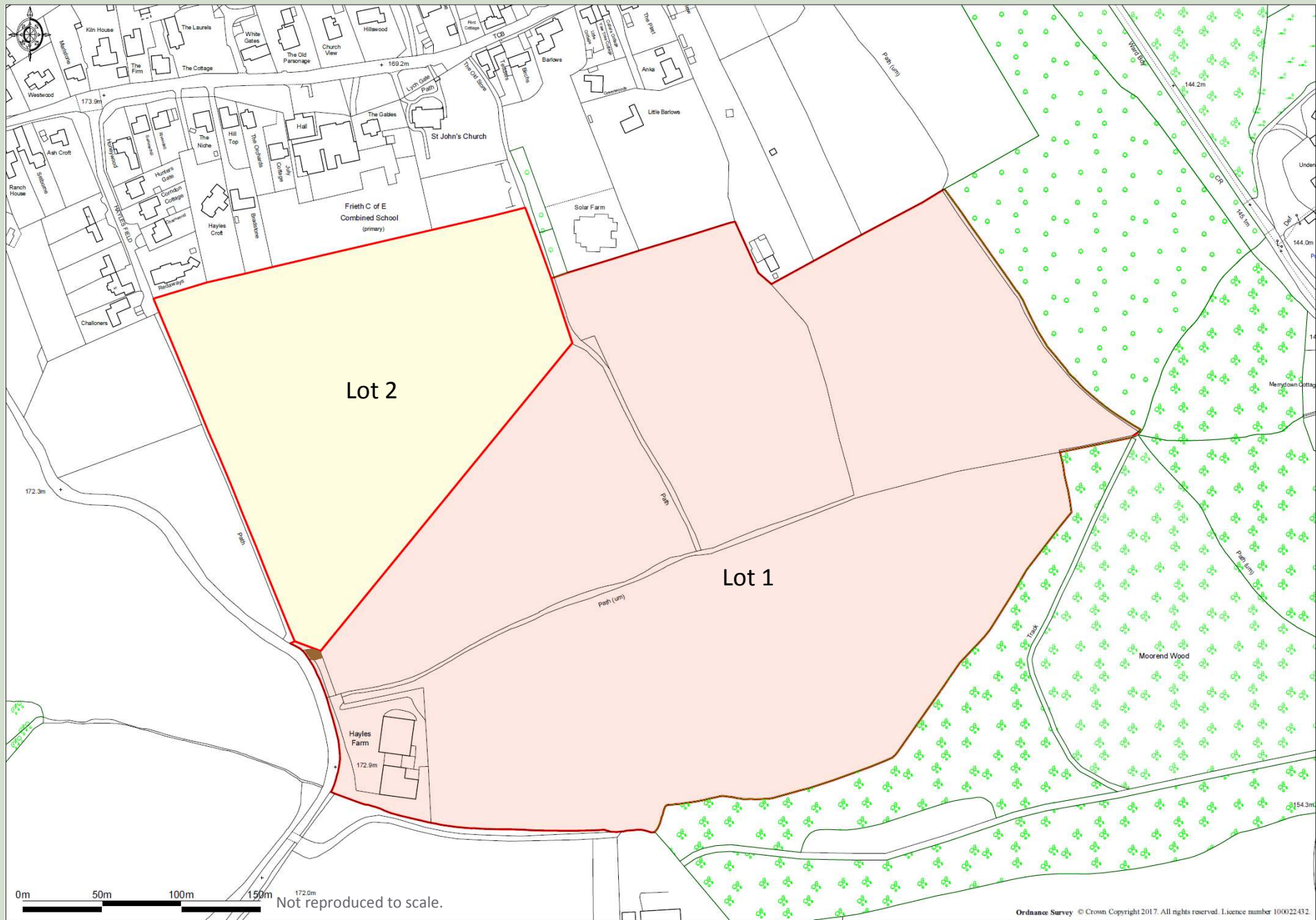
The land gently slopes from west to east and is divided into individual fields by way of established hedgerows and fencing. There is a central track down the centre of the property, which benefits from some hardstanding, providing all year round access to the land.

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

Fine silty over clayey and fine loamy over clayey soils with slow permeable subsoils and slight seasonal waterlogging. Some well drained clayey soils over chalk. Variably flinty.



SALE PLAN



GENERAL REMARKS AND STIPULATIONS

SERVICES

The property benefits from a mains water supply to the buildings and a field supply to a number of troughs. Electricity is provided by way of a generator located within the machinery barn.

METHOD OF SALE

The property is being offered for sale as a whole or as two lots.

TENURE

The property is offered for sale Freehold with vacant Possession upon completion. The land is currently occupied by way of a mowing and grazing licence, further details can be provided upon request.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for the Basic Payment Scheme (BPS) and the entitlements are included in the sale and will be transferred on completion. The Vendors will be retaining the BPS payment for 2017.

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.

If sold as two lots the purchaser of Lot 2 will be responsible for erecting and maintaining a stockproof fence along the boundary between lots 1 and 2 as shown on the Sale Plan.

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.

There are a number of public footpaths crossing the property, as shown on the sale plan.

An historical restrictive covenant is in place over approximately 5.5 acres of land comprising the middle field on the northern boundary and know as Barnes Field. This covenant is in favour of a neighbouring property and restricts the use of the land to agriculture as well as preventing the erection of any

buildings or structures on the land.

If sold as two lots a right to lay, access and maintain pipes, cables and other services will be retained over Lot 2 for the benefit of Lot 1. There will also be a right of access granted to Lot 2 as shown coloured brown on the sale plan.

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 Chilterns Area of Outstanding Natural Beauty and is outside of the Green Belt. The agents understand that the two existing buildings could benefit from permitted development rights under the Class R and Class S of the Town & Country Planning (General Permitted Development) (England) Order 2015, interested parties are advised to contact the agents for further details.

A development overage provision will be placed over the land adjacent to the village boundary in both lots. This will be triggered should planning permission be granted for any development, (excluding agricultural or equestrian development). The amount payable would be calculated at 35% of any uplift in value attributable to the planning consent for a period of 35 years.

LOCAL AUTHORITY

Wycombe District Council. Queen Victoria Road, High Wycombe, HP11 1BB.

PHOTOGRAPHS

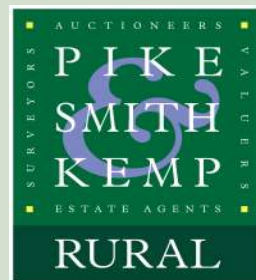
The photographs in these particulars were taken in Apr 2017. Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

VIEWINGS

By prior appointment with Pike Smith & Kemp Rural .

Contact Tom McArdle or John Hunt 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.