

LAND AT JORDANS FARM
JORDANS LANE
JORDANS
BEACONSFIELD
BUCKINGHAMSHIRE
HP9 2SW





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CHALFONT ST PETER—2.6 MILES BEACONSFIELD - 3.1 MILES HIGH WYCOMBE - 8.4 MILES MAIDENHEAD - 10.7 MILES CENTRAL LONDON - 25.1 MILES
M40 JUNCTION 2 - 2.5 MILES M25 JUNCTION 16 - 7.5 MILES M4 JUNCTION 6 - 9.2 MILES

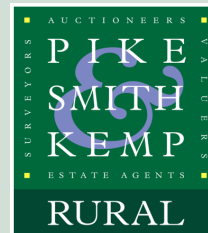
**FENCED BLOCK OF PREDOMINANTLY FLAT PASTURELAND EXTENDING TO 10.61 ACRES WITH PLANNING PERMISSION
FOR A STABLE BUILDING (COMMERCIAL EQUESTRIAN PERMISSIBLE)
COMPRISING 5 LOOSEBOXES, A TACK ROOM AND A FEED STORE**

10.61 ACRES OF FENCED PASTURELAND

EASILY ACCESSIBLE RURAL LOCATION

PLANNING PERMISSION FOR STABLE BUILDING WHEREBY COMMERCIAL EQUESTRIAN USE IS NOT RESTRICTED

IN ALL 10.61 ACRES



Pike Smith & Kemp Rural
Tel: 01628 777666

SITUATION & DIRECTIONS

INTRODUCTION

Located to the south of the village of Jordans in south Buckinghamshire. The property is approximately 2.6 miles west of Chalfont St Peter, 3.1 miles east of Beaconsfield and 10.7 miles north east of Maidenhead.

Within easy reach of Central London (25.1 miles) with fast trains available during peak hours from Seer Green and Jordans station. Located 2.5 miles from Junction 2 of the M40 and 7.5 miles from Junction 16 of the M25.

Chalfont St Peter, Beaconsfield and Maidenhead offer an excellent range of services, eating establishments and retailers as well as a variety of recreational and leisure facilities including:

- Polo at the Royal County of Berkshire Polo Club, Guards Polo Club, Coworth and numerous other polo clubs & establishments.
- Horse racing at Ascot, Windsor, Epsom and Newbury.
- Shooting at E.J.Churchill Shooting Ground.

DIRECTIONS

From the M40 Junction 2 follow signs for Beaconsfield (A40). At the roundabout, take the 3rd exit onto the A40/London Road. Continue along this road for half a mile and turn left onto Potkilm Lane. Carry on along this road and onto Jordans Lane for 1.2 miles and the entrance to the property will be on your righthand side, opposite Seer Green Lane.



THE LAND & PLANNING PERMISSION

The land comprises a single block of level pastureland with boundaries delineated by fencing and mature hedgerows.

The property is bordered to the north by residential properties, to the east by pastureland, to the south by Jordans Farm Farmhouse and to the west by Jordans Lane.

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

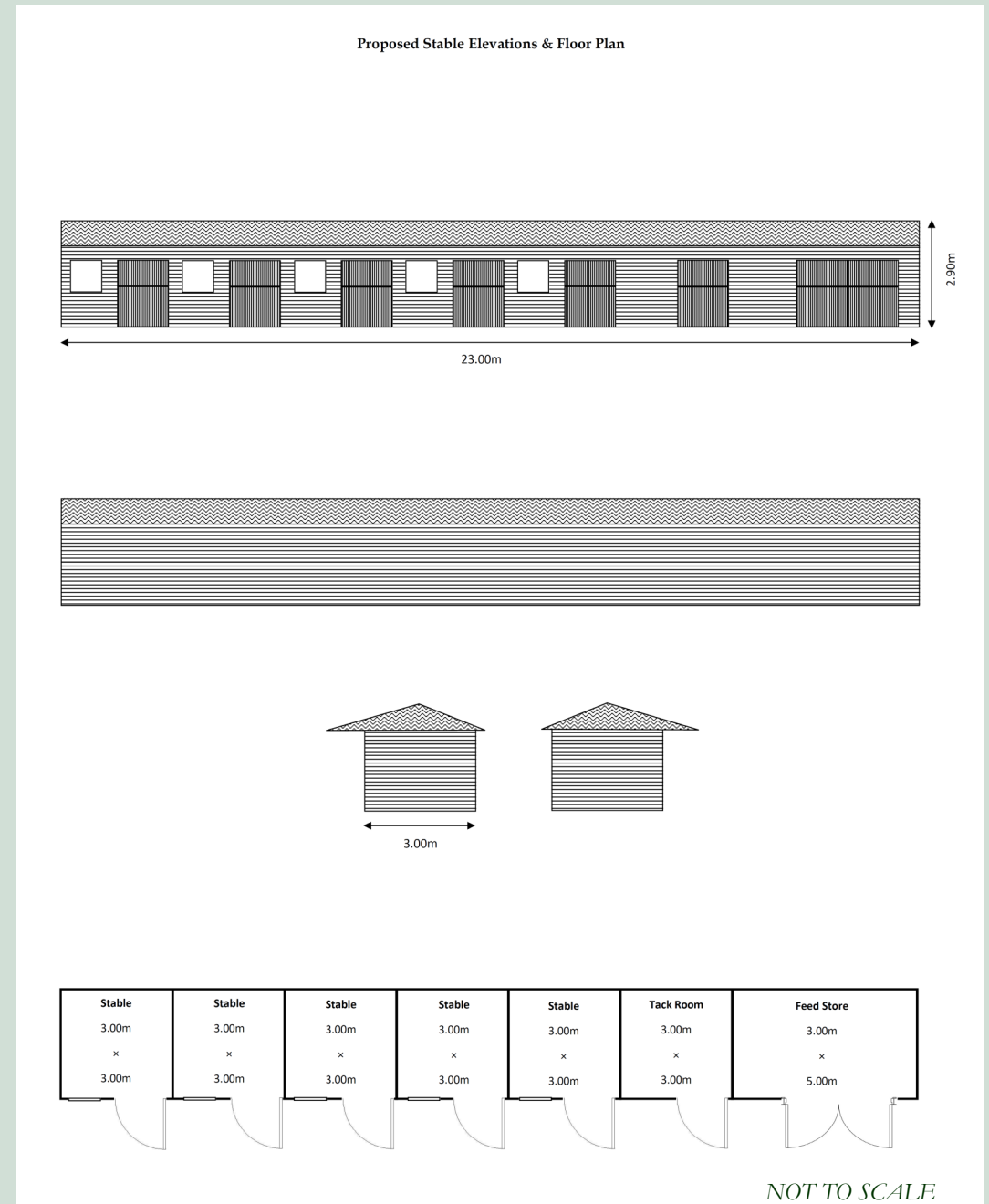
Well drained mainly fine loamy soils over chalk, some calcareous. Shallow calcareous fine loamy and fine silty soils in places.

Jordans Farm benefits from a gated entrance and driveway off the adopted highway known as Jordans Lane of which the subject land benefits from an unrestricted pedestrian and vehicular right of way for all purpose at all times.

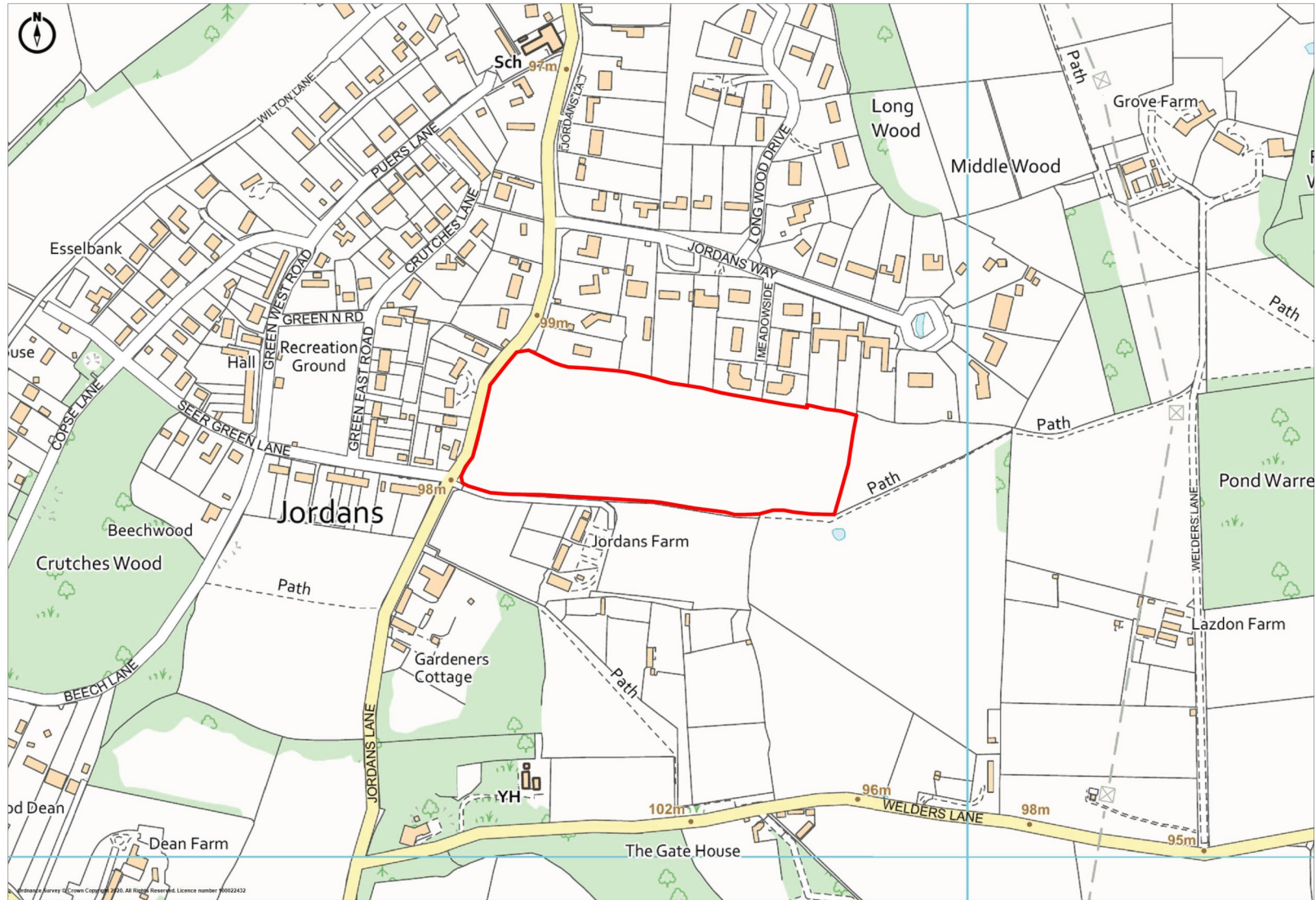
Application CH/2018/0830/FA permitted the erection of a stable building extending to 743 sq.ft and comprising 5 looseboxes, a tack room and a feed store as shown in the plans opposite. The stable building is to be located on the southern boundary.

The stable building hereby permitted shall only be used for purposes in connection with and incidental to the use of the associated land for grazing purposes

This consent is yet to be implemented.



PLAN



Promap v2
LANDMARK INFORMATION

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Licence number 100022432
Plotted Scale - 1:5000. Paper Size - A4

NOT TO SCALE

General Remarks & Stipulations

Services

Services are understood to be available in the locality. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters.

Tenure

The property will be sold Freehold with vacant possession on completion.

Method of Sale

The property is offered as a whole by private treaty.

Single Payment Scheme

The land is not registered for the Single Payment Scheme and no entitlements are included in the sale.

Planning/Development

The property is situated within the administration area of Buckinghamshire Council (Chiltern Area). Chiltern Local Plan designates that the property falls within the Metropolitan Green Belt.

Sporting and Timber Rights

The sporting and timber rights are included insofar as they are owned.

Photographs

Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

Boundaries

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedge, 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. The purchaser(s) will be responsible for any fencing.

Fixtures and Fittings

Only those fixtures and fittings described in the sale particulars are included in the sale.

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 no public rights of way across the property.

Local Authority

Buckinghamshire Council (Chiltern Area), King George V House, King George V Road, Amersham, Buckinghamshire, HP6 5AW.

Value Added Tax

In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the purchaser(s) in addition to the consideration will pay to the vendor the full amount of such Value Added Tax.

Viewing

Viewings of the property will be strictly by appointment only through the Sole Agents Pike Smith & Kemp Rural.

Important Notice

Pike Smith & Kemp Rural, their Clients and any joint agents give notice that:

1: They are not authorities 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.

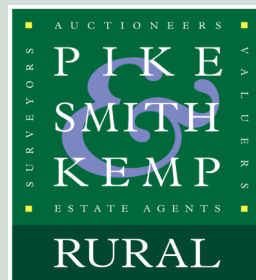
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested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

Plans, Areas and Schedules

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

Contact

Pike Smith & Kemp Rural: Tom McArdle or Jack Clegg on 01628 777666



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