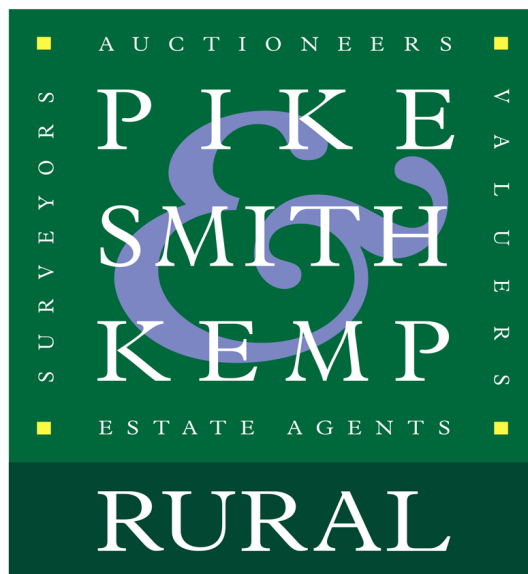


RURAL DEPARTMENT
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Pinkneys Green
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Tel: 01628 477555
marlow@pikesmithkemp.co.uk

FOR SALE

(AS A WHOLE OR IN TWO LOTS)

**34.29 ACRES OF PASTURE LAND WITH CONSENT AS A
COMMERCIAL RIDING SCHOOL AND LIVERY YARD**

BEACONSFIELD, BUCKINGHAMSHIRE



GUIDE PRICE: £365,000
(Lot 1 - £290,000 Lot 2 - £75,000)

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Note: These sales particulars are produced in good faith, having been prepared only as a general guide. PSK give notice that they do not constitute any part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings if any.

34.29 ACRES OF PASTURE LAND
BEACONSFIELD, BUCKINGHAMSHIRE



34.29 ACRES OF PASTURE LAND BEACONSFIELD, BUCKINGHAMSHIRE



Introduction

A ring fenced block of sloping and gently undulating permeant pasture within the Chilterns Area of Outstanding Natural Beauty. The land comprises soils classified as Sonning 1 which is described as well drained, flinty coarse loamy sandy soils, mainly over gravel. Some coarse loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging.

The property benefits from a certificate of lawfulness relating to the existing use of the land for equestrian purposes including as a riding school/livery (CH/2007/0716/EU).

Lot 1

Extends in total to 29.03 acres of pastureland with approximately 5000 SqFt. of hardstanding and an open fronted barn extending to approximately 470 SqFt., along with two stable buildings comprising of 6 looseboxes extending to approximately 800 SqFt, with gated access off Riding Lane.

Lot 2

Extending in total to 5.26 acres of pastureland, with a gated access off Riding Lane.

Location

The property is located east of Riding Lane in Beaconsfield, approximately 5 miles south east of High Wycombe. The M40 is easily accessible by both Junction 3 and Junction 2. The property is approximately 2 miles west of Beaconsfield and 9 miles north of Maidenhead.

The Land

The property comprises an attractive block of pastureland with beautiful far reaching views across the Chiltern Hills, ideally suited for the grazing of horses and livestock or other leisure and amenity uses subject to obtaining the necessary consent.

Bridleways & Hacking

The property provides good access to bridleways and hacking routes via Riding Lane.

Commercial Rates

The stables have a rateable value as at 2017 of £1,775, which may be eligible for relief with no rates payable.

Access

The property has two gated accesses from Riding Lane. Riding Lane is defined on the definitive map as 'Other route with public access' and a 'Recreational route'. Part of Riding Lane is an unmade track however, this does provides vehicular access.

Services

It is understood that the property benefits from a telephone line but not electricity or mains water. It is believed that electricity may be available in the vicinity. Purchasers are advised to make their own enquiries to relevant service providers.



34.29 ACRES OF PASTURE LAND BEACONSFIELD, BUCKINGHAMSHIRE



Planning and Development

The property is located in the administration area of Chiltern District Council. The land is designated as both Green Belt and an Area of Outstanding Natural Beauty.

Method of Sale

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

Tenure

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

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. The purchaser(s) of Lot 2 will be responsible for the erection and maintenance of any fencing between Lot 1 and Lot 2 if sold separately, the majority of Lot 2 is already independently fenced.

Wayleaves, Easements, Covenants 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 whether or not disclosed. 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 land.

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 Rights & Mineral and Timber rights

These are included insofar as they are owned.

Local Authority

Chiltern District Council, King George V House, King George V Rd, Amersham HP6 5AW

Viewings

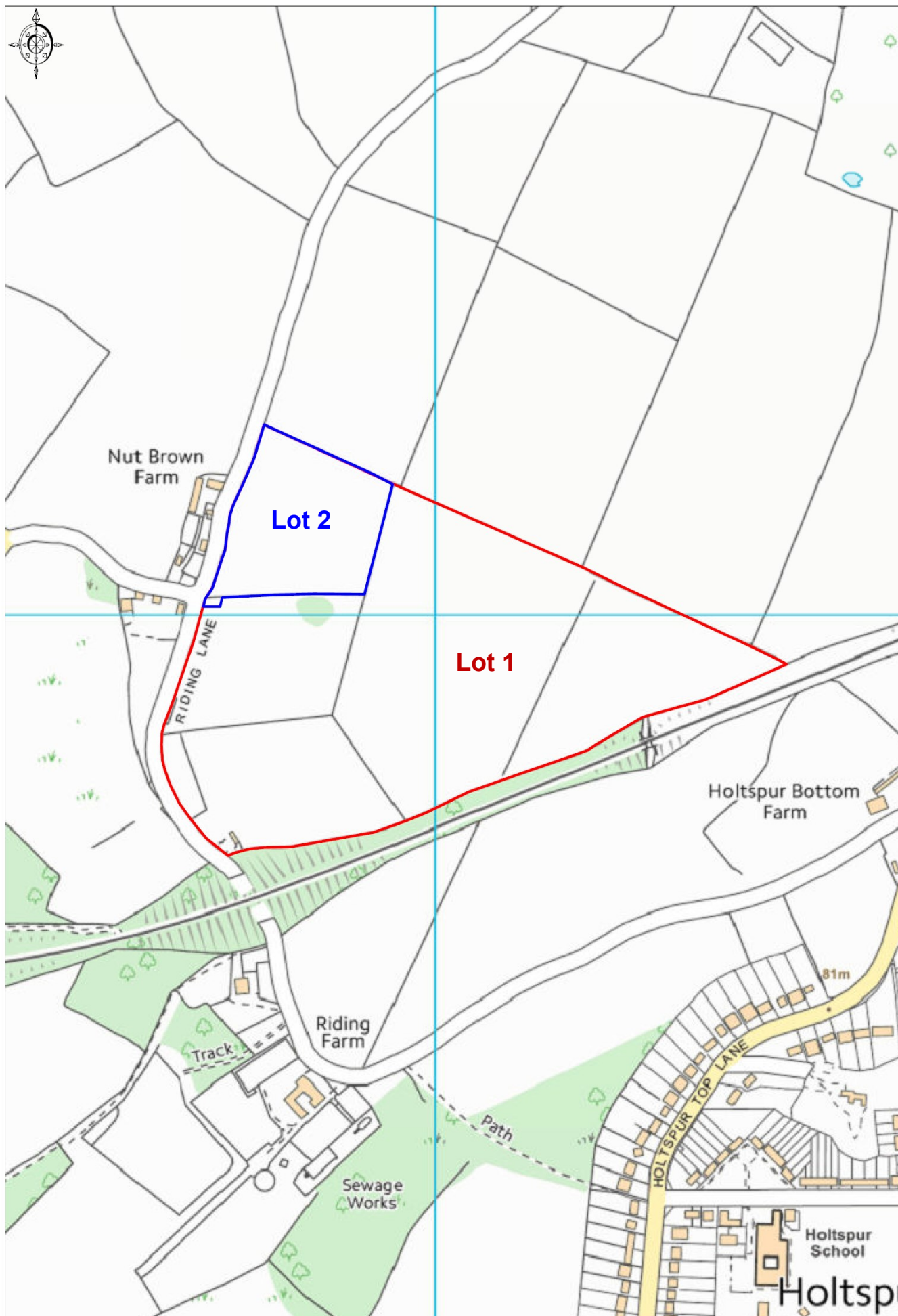
By prior appointment with Pike Smith & Kemp Rural

Contact

John Hunt or Emma Thomas on 01628 777666 for further details

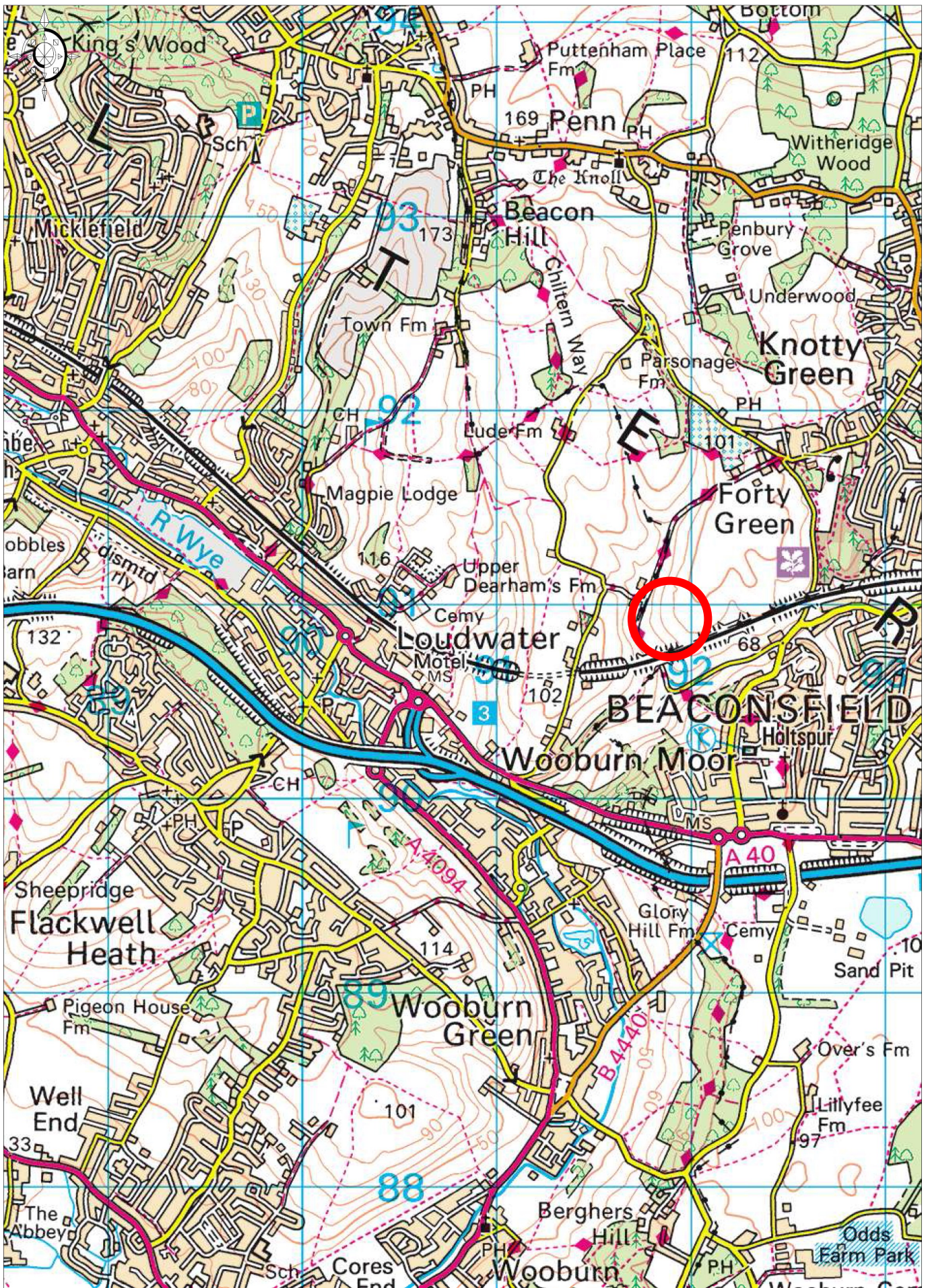


34.29 ACRES OF PASTURE LAND BEACONSFIELD, BUCKINGHAMSHIRE



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34.29 ACRES OF PASTURE LAND BEACONSFIELD, BUCKINGHAMSHIRE



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