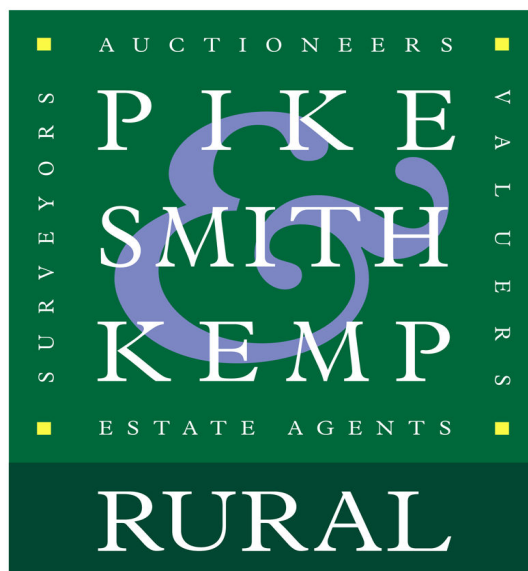


RURAL DEPARTMENT
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rural@pikesmithkemp.co.uk



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MARLOW-ON-THAMES
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Tel: 01628 477555
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FOR SALE

10 ACRES OF PASTURE LAND

PENN BOTTOM, BUCKINGHAMSHIRE



AVAILABLE AS A WHOLE OR IN TWO LOTS

LOT 1 EXTENDS TO 6 ACRES - GUIDE PRICE £117,500

LOT 2 EXTENDS TO 4 ACRES - GUIDE PRICE £77,500



WWW.PSKRURAL.CO.UK

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.



10 ACRES PASTURE LAND, PENN BOTTOM, BUCKINGHAMSHIRE

Introduction

A rectangular block of pastureland set out as 2 paddocks benefitting from 2 gated accesses off Penn Bottom Road.

The property extends to some 10 acres (4.047 Ha.) and offers views through the valley.

The property is bordered to the north by a public bridleway allowing excellent access to hacking in the Radnage area.

Location

The property is located on the eastern edge of Beacons Bottom which is set approximately 2 miles to the east of Stokenchurch, Buckinghamshire within the Chilterns Area of Outstanding Natural Beauty. High Wycombe is approximately 6 miles to the east of the property. The nearby Junction 5 of the M40 provides excellent road links to the north and to the south via links to the M25 and M4.

The Land

A mixture of level and gently sloping fenced and watered paddocks extending to approximately 10 acres.

Access

The land benefits from two gated vehicular accesses, leading directly off Penn Bottom Road.

Services

Mains water fed troughs in both paddocks. Currently there is no electricity to the property, however we understand that connecting to mains electricity would be possible.

Planning and Development

The land is located within the administration area of Wycombe District Council. The land is designated as Greenbelt and an Area of Outstanding Natural Beauty within the Wycombe District Local Plan.

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.

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.

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.

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) will be responsible for any fencing.

Sporting Rights & Mineral and Timber rights

These are included insofar as they are owned.

Local Authority

Wycombe District Council, Queen Victoria Road, High Wycombe, Buckinghamshire, HP11 1BB.
Telephone : 01494 461000

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.

Viewings

By prior appointment with Pike Smith & Kemp Rural

Contact

Tom McArdle or John Hunt on 01628 777666 for further details

10 ACRES PASTURE LAND, PENN BOTTOM, BUCKINGHAMSHIRE



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