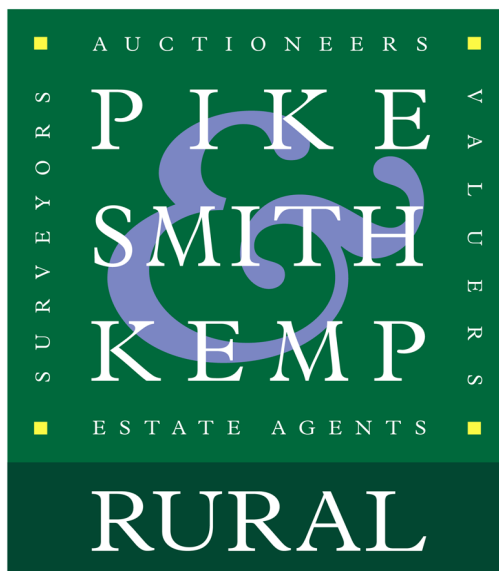


Pike Smith & Kemp Rural
The Old Dairy
Hyde Farm
Marlow Road
Maidenhead
Berkshire
SL6 6PQ



Tel: 01628 777666
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FOR SALE

9.07 ACRES OF PASTURELAND
PENN BOTTOM, HIGH WYCOMBE, BUCKS, HP10 8PJ



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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.

9.07 ACRES OF PASTURELAND PENN BOTTOM, BUCKINGHAMSHIRE

Introduction

A fenced block of gently sloping permanent pasture extending to 9.07 acres including a small L-shaped timber stable building. The land is ideally suited for agricultural or amenity uses including grazing horses and is situated in a rural location but easily accessible from nearby towns such as High Wycombe, Beaconsfield and Amersham.

Location

The property is situated in the rural area of Penn Bottom, 2 miles to the east of Hazelmere and 1.5 miles to the west of Winchmore Hill.

The property is easily accessible with High Wycombe being 4.5 miles to the south west, Amersham being 4.7 miles to the north east, Beaconsfield being 4 miles to the south and the M40 Junctions 2 and 4 being 6 miles to the south.

The Land

The property comprises a single block of well managed pastureland which is bordered to the north by woodland and has beautiful views to the south. The land has historically been used for keeping horses and the boundary hedges and fencing are stockproof and generally in good order.

Bridleways & Hacking

There are a number of bridleway paths within a 3 mile radius of the property and the nearby lanes provide relatively quiet riding.

Access

The property has a vehicular access off Gravelly Way via a five-bar gate on the western boundary.

Services

There is a mains water supply connected to the land. The land does not currently benefit from electricity, however it is believed there is a mains supply in the near vicinity.

Planning and Development

The property is located in the administration area of Chiltern District Council. The land is designated as being situated within the Green Belt and Area of Outstanding Natural Beauty (AONB) and the Environment Agency Flood Map designates the land as falling within Flood Zone 1 (low probability).

The existing stables do not benefit from a formal planning consent, but have been in place for a number of years and are therefore understood to be lawful. There is an opportunity to replace these with a new stable block and tack/feed room, subject to obtaining the necessary consent.

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.



9.07 ACRES OF PASTURELAND PENN BOTTOM, BUCKINGHAMSHIRE

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, 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.

Land Registry

A small parcel of land located in the south western corner and forming part of the property is currently unregistered, however, is in the process of being adversely possessed.

Local Authority

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

Viewings

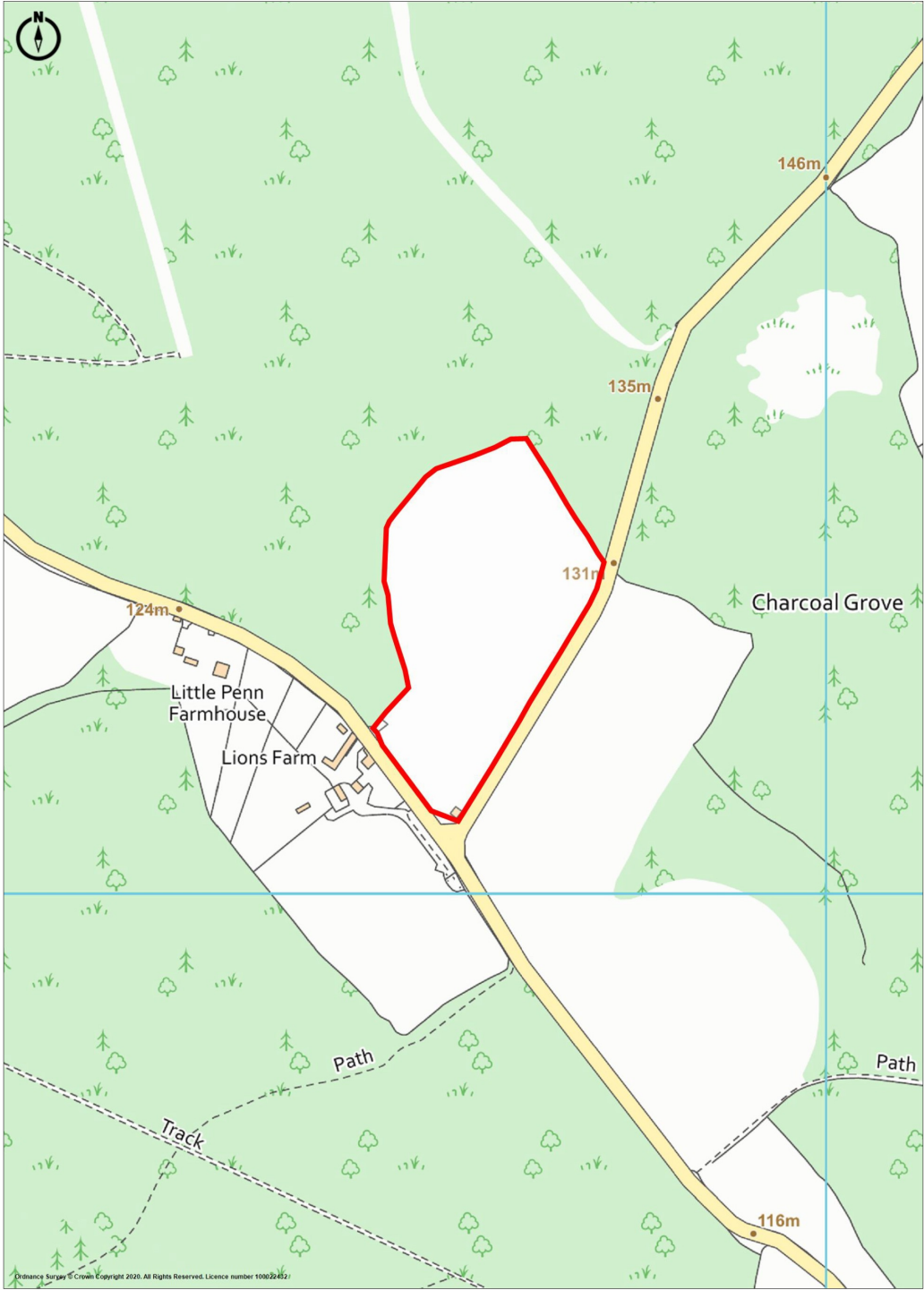
By prior appointment with Pike Smith & Kemp Rural. If visiting the property, potential purchasers are asked to adhere to any current Government guidelines in relation to the Covid-19 outbreak.

Contact

John Hunt or Eva Gascoigne on 01628 777666 for further details.



SALE PLAN



LOCATION PLAN

