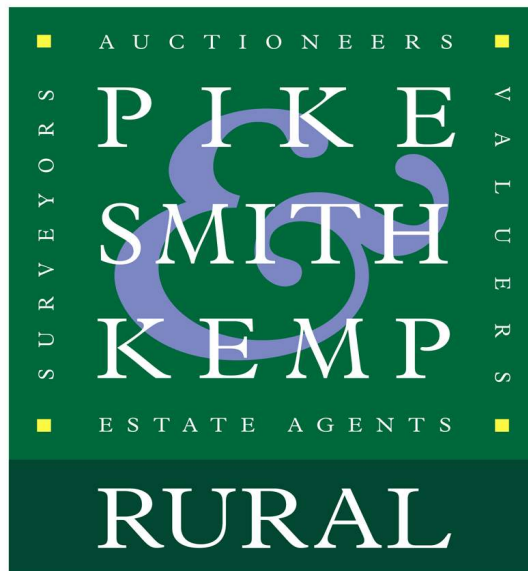


**RURAL DEPARTMENT**  
The Old Dairy, Hyde Farm  
Marlow Road  
Pinkneys Green  
Berks  
Tel: 01628 777666  
rural@pikesmithkemp.co.uk



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22 Queen Street, Berks SL6 1HZ  
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Tel: 01628 532010  
cookham@pikesmithkemp.co.uk

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65 High Street, Bucks, SL7 1BA  
Tel: 01628 477555  
marlow@pikesmithkemp.co.uk

# FOR SALE

**10.92 ACRES OF PASTURE LAND & WOODLAND  
HIGH WYCOMBE, BUCKINGHAMSHIRE**



**AVAILABLE AS A WHOLE  
GUIDE PRICE: £140,000**



**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.*

# 10.92 ACRES OF PASTURE LAND & WOODLAND HIGH WYCOMBE, BUCKINGHAMSHIRE



A sale has been agreed and completed for the two areas hatched in blue and purple as shown on the plan. The blue land extends to 1 acre and the purple land 2.3 acres these areas are withdrawn from the sale. The remaining Land extends to 10.92 acres

# 10.92 ACRES OF PASTURE LAND & WOODLAND HIGH WYCOMBE, BUCKINGHAMSHIRE



## **Introduction**

An attractive 10.92 acre block of sloping pastureland with central area of woodland within the Chilterns Area of Outstanding Natural Beauty. The grassland is permanent pasture and has been well managed with a hay crop being taken annually. There is a mixture of semi-mature trees and shrubs. The land is well drained Andover 1 soil which is shallow, calcareous silty soil over chalk on slopes and crests and deep calcareous and non-calcareous fine silty soils in valley bottoms.

## **Location**

The property is located east of Whitehouse Lane in Wooburn Green, 5 miles south east of High Wycombe just off the A40. The M40 is easily accessible by both Junction 3 and Junction 2. The property is approximately 3 miles west of Beaconsfield and 9 miles north of Maidenhead.

## **The Land**

The property is beautiful amenity land ideally suited to the grazing of livestock. There is potential for a change of use to equestrian STPP.

## **Access**

The property has a gated access from Whitehouse Lane. There is good potential to create another access from Riding Lane .

## **Services**

There is currently no water or electricity on the land however mains electricity poles cross the land.

## **Planning and Development**

The property is located in the administration area of Wycombe 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 at auction, date and time to be confirmed, unless sold prior, interested parties are to contact selling agent.

A sale has been agreed as shown on the plan for the land hatched in blue and land shown hatched in purple, these parcels of land have been sold and are no longer available.



# 10.92 ACRES OF PASTURE LAND & WOODLAND HIGH WYCOMBE, BUCKINGHAMSHIRE



## **Tenure**

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

## **Auction Pack**

An Auction Pack will be available to interested parties prior to Auction.

## **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.

## **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**

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

Telephone : 01494 461000

## **Viewings**

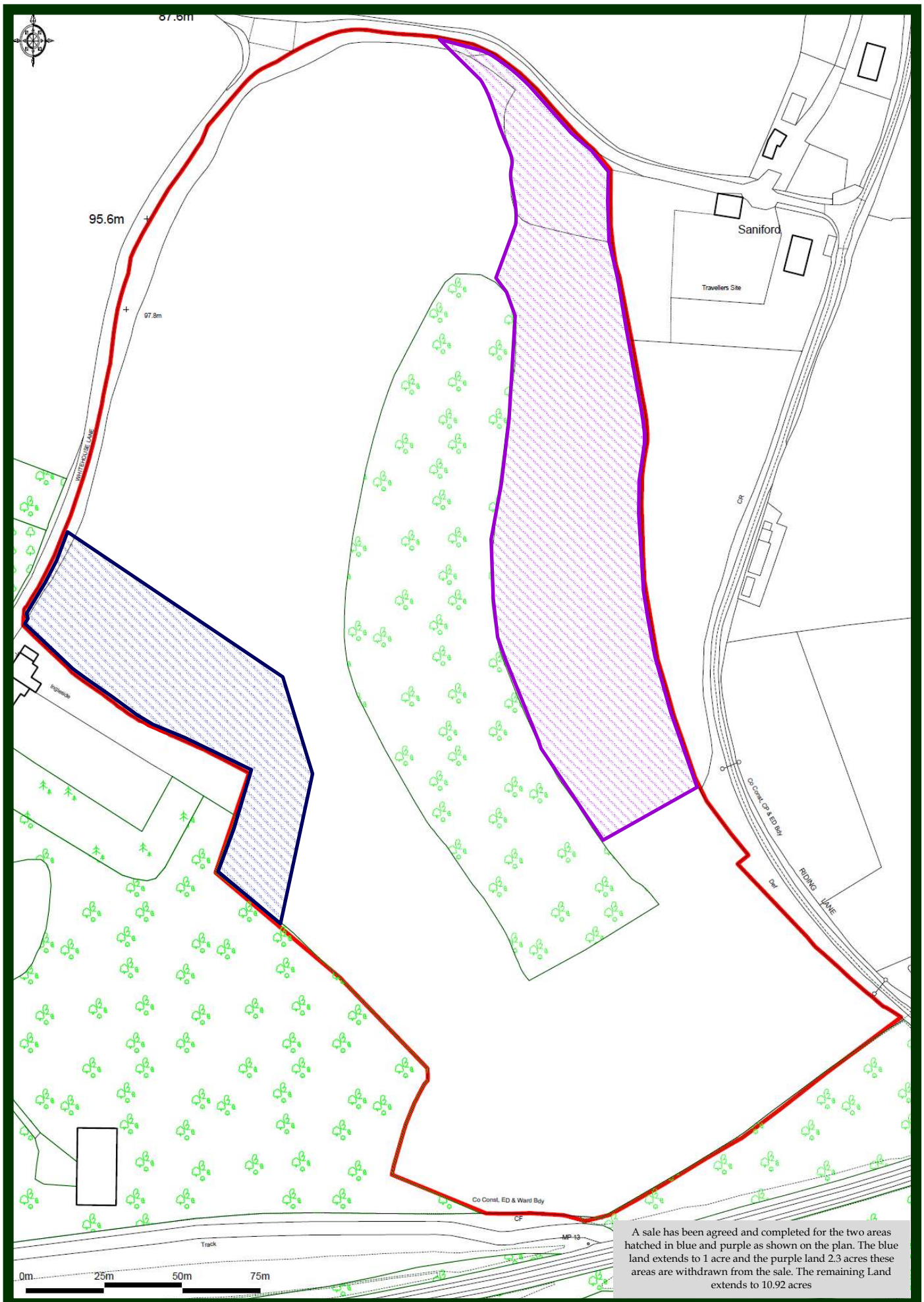
By prior appointment with Pike Smith & Kemp Rural

## **Contact**

John Hunt on 01628 777666 for further details

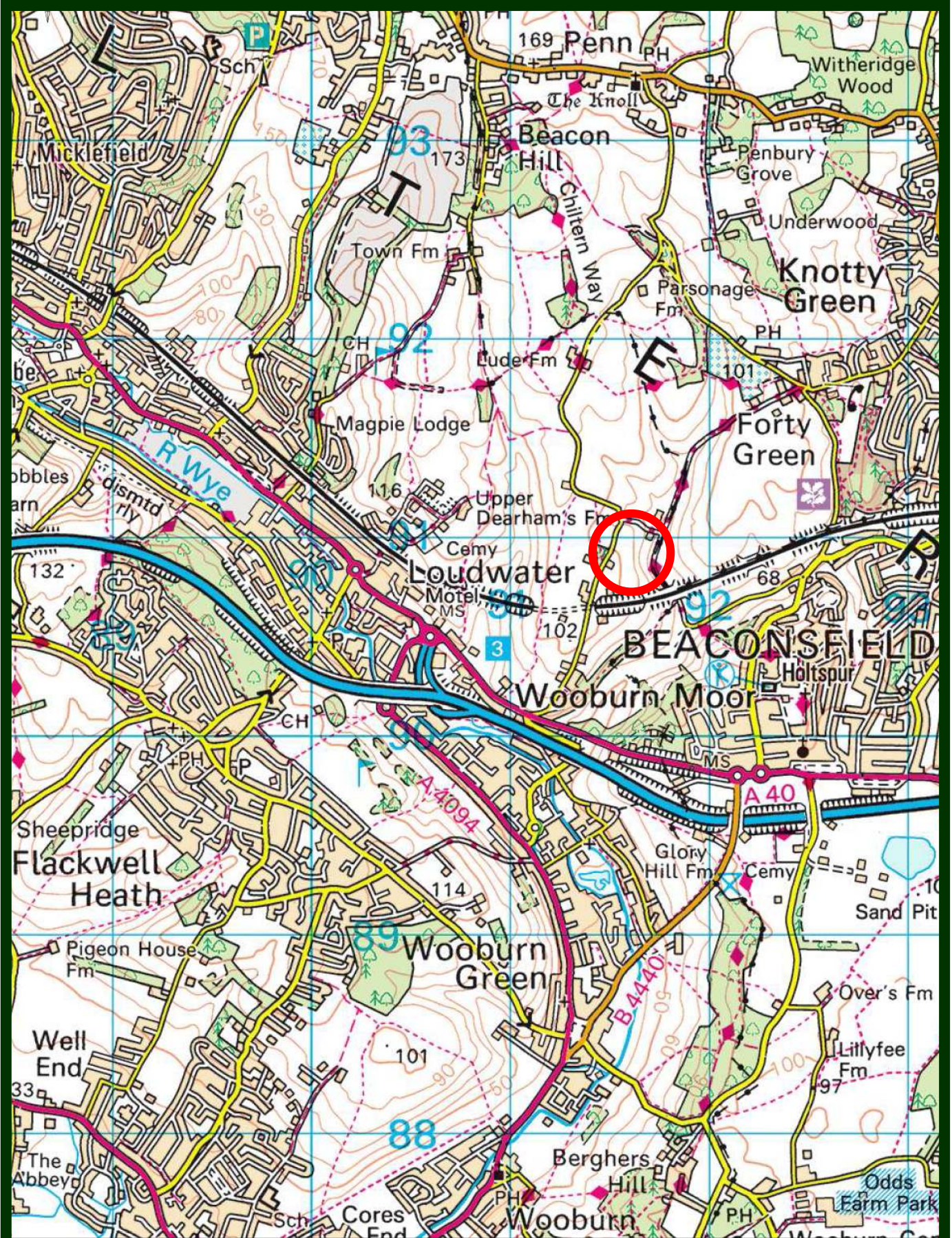


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# 10.92 ACRES OF PASTURE LAND & WOODLAND HIGH WYCOMBE, BUCKINGHAMSHIRE



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