



PADDOCK LAND AT STEEPLE CLAYDON

West Street, Buckingham, MK18 2NS

BROWN & CO

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Approximately 5.67 Acres (2.29 Hectares)

Suitable for Equestrian Use (STPP) | Adjacent to Village

FOR SALE BY PRIVATE TREATY AS A WHOLE

LOCATION

The land is situated on the edge of the village of Steeple Claydon. The property is approximately 6.71 miles east of Bicester and 3.84 miles south of Buckingham. The land sits in an attractive rural area.

The site plan within these details shows the exact position of the land outlined in red and shaded pink.

DESCRIPTION

The property is set in one enclosure totaling approximately 5.67 acres (2.29 hectares) of level pastureland. The land is mostly bordered by mature hedgerows with a post and wire fence to the west. The land is accessed off West Street and has a secondary right of access through the housing development known as Taylor Close to the east. The land is permanent pasture.

The land is strategically located adjacent to the village.

METHOD OF SALE

The property is offered For Sale by Private Treaty as a Whole.

TENURE AND POSSESSION

The Freehold is For Sale with Vacant Possession upon completion.

DEVELOPMENT CLAWBACK

The vendor reserves the right to receive 30% of any uplift in value in the event that planning permission is granted (payment on sale or implementation) for any use other than agricultural or equine, running for a period of 30 years from the date of completion.

SPORTING, MINERAL AND TIMBER RIGHTS

Sporting, mineral and timber rights will be included within the freehold so far as they are owned by the Vendor.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered For Sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

There is an electricity line that crosses the land.

SERVICES

The pastureland benefits from two mains water supplies along the western and eastern boundaries.

ACCESS

The property is accessed via a right of way over a driveway to Oakfield Honey Farm and a secondary access via Taylor Close.

WHAT 3 WORDS LOCATION SEQUENCE

jeep.molars.helped

VIEWING

Viewing is strictly by appointment with Brown & Co. Please contact: Tom Birks - 01295 220220 – tom.birks@brown-co.com
Evelyn Watson – 01295 220201 – evelyn.watson@brown-co.com

LOCAL AUTHORITY

Buckinghamshire County Council – 0300 1316000

BOUNDARIES

The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.

PLANS, AREAS AND SCHEDULES

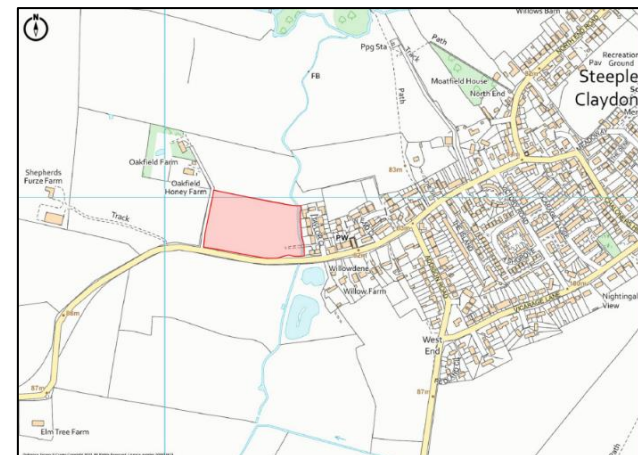
This has been prepared as carefully as possible and is based on the Land Registry Title Plan however, it is not to scale. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with most recent Anti-money Laundering legislation, purchasers will be required to provide proof of identity and address to the Vendor's agents once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

GENERAL REMARKS AND STIPULATIONS

These particulars are Subject to Contract.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's St, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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