

Trusted since 1802

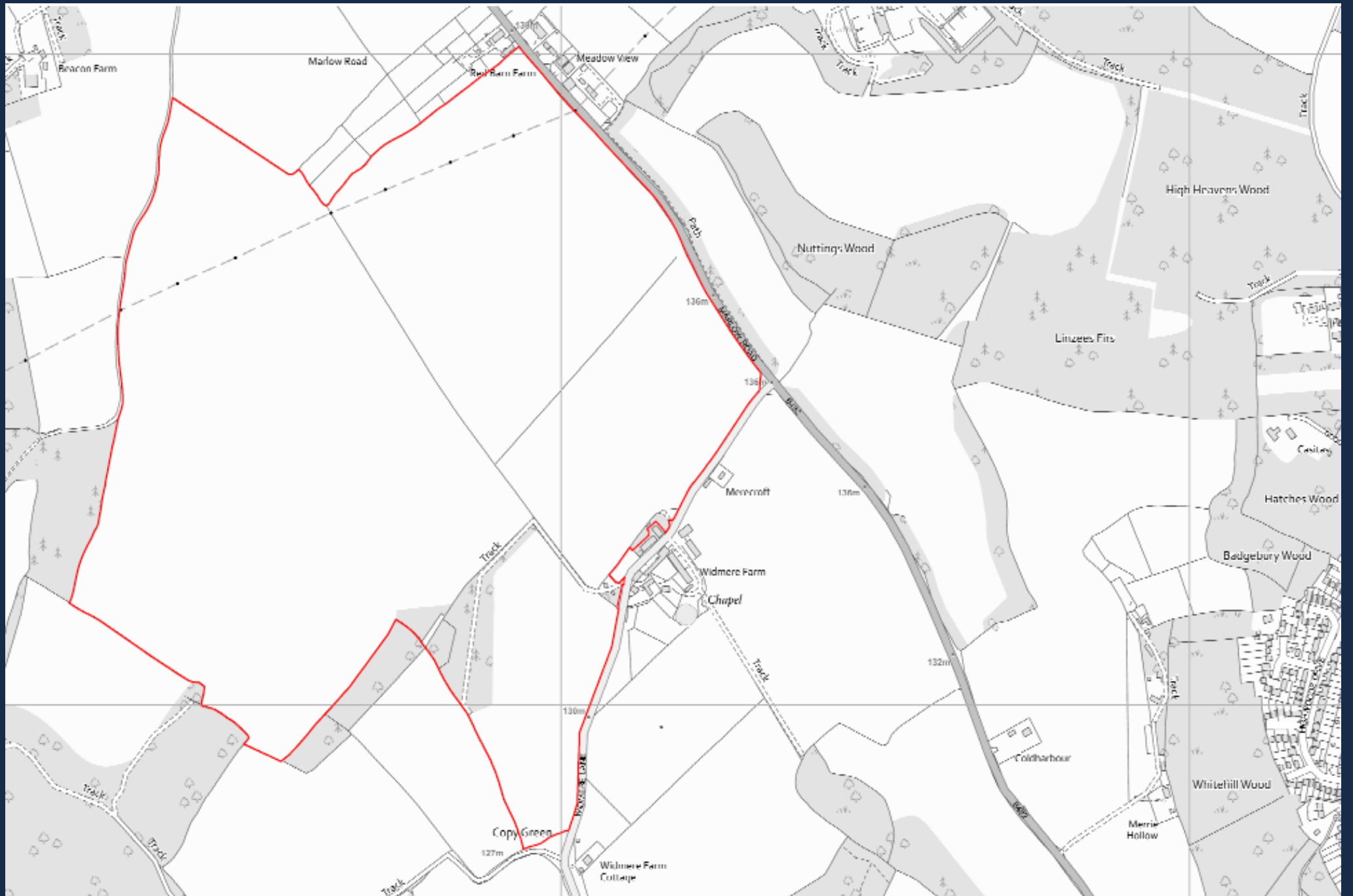
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Widmere Farm Land

Widmere Lane, Marlow, Buckinghamshire SL7 3DF



Land at Widmere Farm
Widmere Lane
Marlow
SL7 3DF



197.26 acres

Available as a whole

Marlow 2.1 miles
Henley-on-Thames 10.3 miles
London 34 miles
M4 (J8/9) 11.3 miles
M40 (J4) 5.4 miles

All distances are approximate

What 3 Words: [///voted.data.meatball](http://voted.data.meatball)

Land at Widmere Farm

The farmland is shown outlined in red on the plan and comprises of a ring fenced parcel of 197.26 acres held in four field enclosures in a private undulating valley setting with a traditional Chiltern chalk grassland bank, woodland fringes, woodland copse and level arable "top" fields to the east.

A 540 sq ft timber framed storage barn with concrete floor is included within the sale.

The farm land is currently in a stewardship scheme until the 31st December 2026 which provides for flower rich margins and plots, managed hedgerows, buffer strips on cultivated land, unharvested cereal headlands, nesting plots for lapwing and winter bird food.

The farm benefits from a mix of rolling contours with wooded copses and valleys contrasting with more open flat arable top fields.

Grass banks provide a mix of orchids and other wild flowers. Working with nature the farm has provided owl boxes and sites for bees together with a family shoot and high seats.

Details of the scheme are available from the agent.

Directions

From the M4 (J8/9)

Take the A404 signed to Marlow and High Wycombe. Travel into central Marlow and take the B482 north out of the town towards Lane End. After 2 miles turn left into Widmere Lane. Continue along the lane to a Farmyard. Access to the land is gained firstly via a gate on the right hand side before the first building and through a second gate having passed the farm buildings on the righthand side.

From M40 (J4)

Take the A404 signed to Marlow. Travel into central Marlow and take the B482 north out of the town towards Lane End. After 2 miles turn left into Widmere Lane. Continue along the lane to a Farmyard. Access to the land is gained firstly via a gate on the right hand side before the first building and through a second gate having passed the farm buildings on the righthand side.



Method of Sale

The property is offered for sale as a whole.

Tenure and Possession

The farm is held freehold with vacant possession available on completion.

Services

There are no services connected to the land.

Wayleaves Easements and Rights of Way

The property sold subject to the benefit of all rights included rights-of-way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations easements and wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes were specifically referred to or not.

Holdover and Early Entry

Holdover may be reserved to permit the harvesting of all growing crops on the farm at the point of completion alternatively an ingoing valuation agreed between the vendors and purchaser may allow for early entry. Early entry in relation to cultivations would be undertaken at the purchasers risk.

Health and Safety

All viewings are carried out at the sole risk of the viewer neither the selling agent nor the vendors takes responsibility for any injury caused.

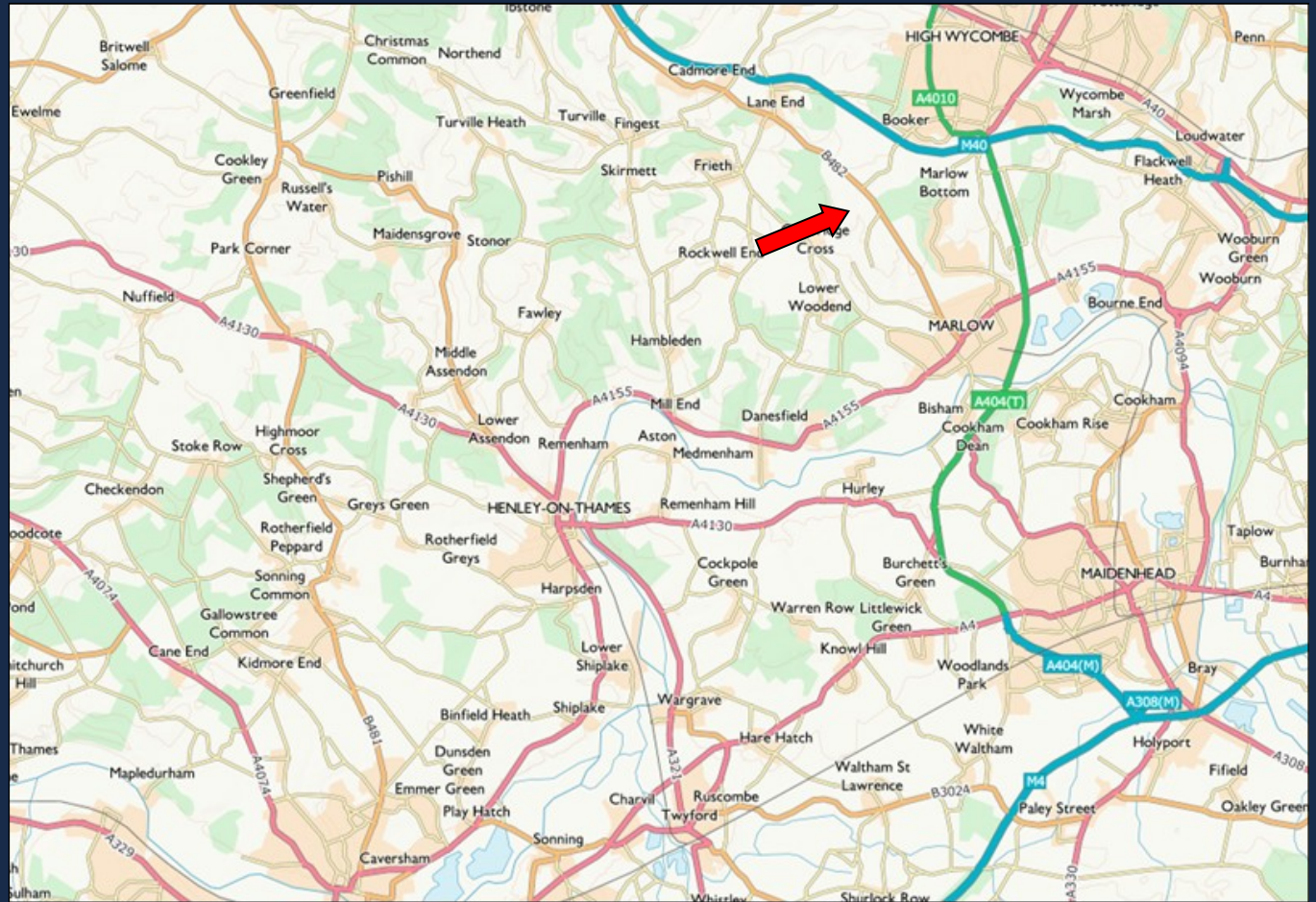


Local Authority

Wycombe District Council
15 Queen Victoria Road
High Wycombe
Buckinghamshire
HP11 1BB
T: 01494 461000

VIEWINGS - Strictly by appointment with

Simmons & Sons
32 Bell Street
Henley-on-Thames
RG9 2BH
Kerry Clarke MRICS FAAV
T: 01491 634283
E: kclarke@simmonsandsons.com



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

sales • lettings & management • commercial • development • rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01488 418151