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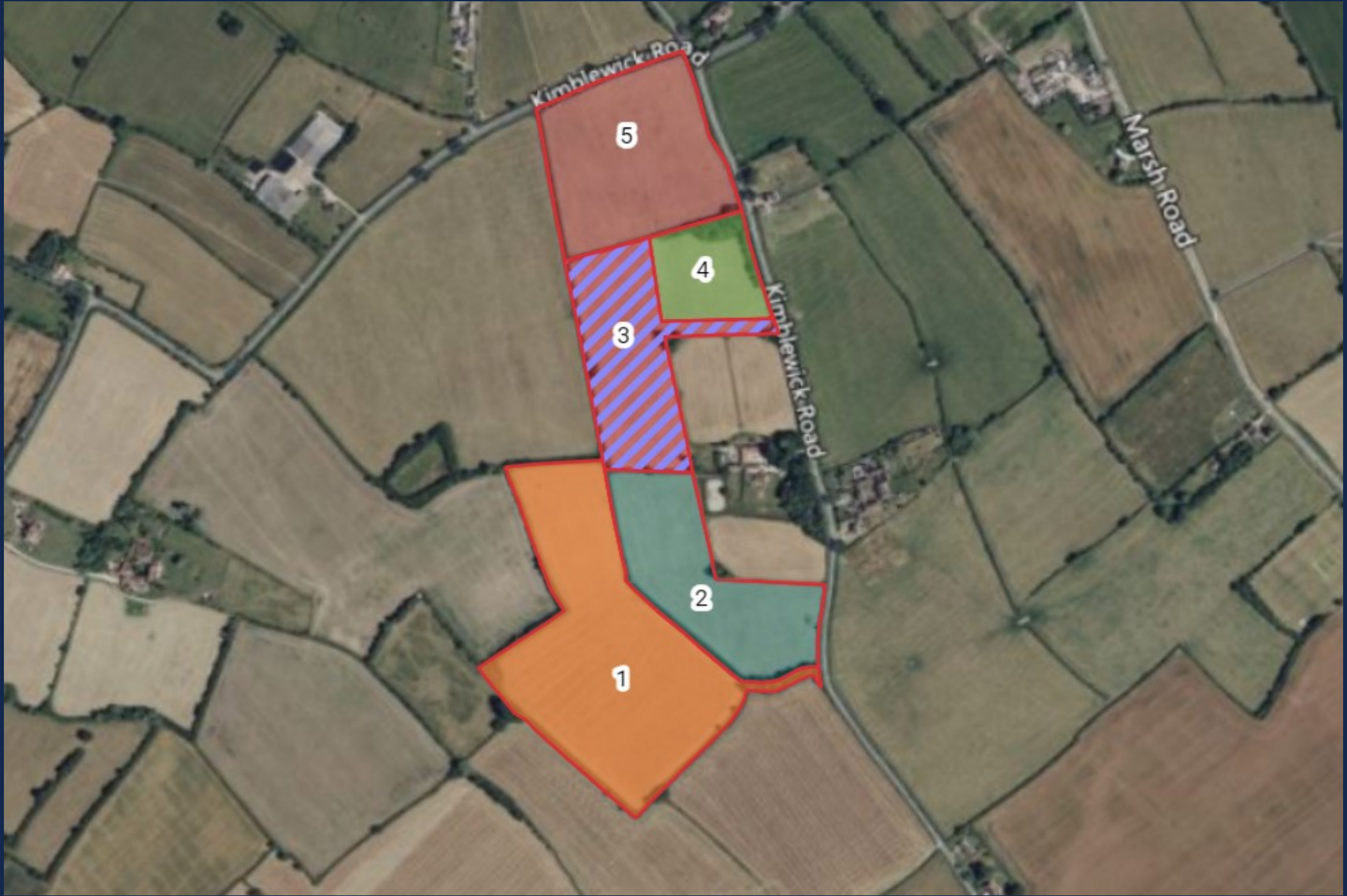
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Land at Kimblewick Road, Great Kimble HP17 8TB

51.42 acres (20.80 hectares)

For Sale as a whole or in up to 5 lots by Private Treaty



5

4

3

2

1

Kimblewick Road

Kimblewick Road

Marsh Road



**Land at Kimblewick Road
Great Kimble
Buckinghamshire
HP17 8TB**

For Sale as a Whole or in up to 5 Lots by Private Treaty

Description

The land extends to approximately 51.42 acres of level permanent pasture divided into individual fields by live hedges, ditches and fences. The property is offered as a whole or in up to 5 Lots, 4 of which have road frontage and independent access gates onto the public Highway. The Land is situated in a quiet rural setting and benefits from distant views.

Lot 1 - 18.52 acres of grazing land – Guide price £335,000

Lot 2 - 9.29 acres of grazing land – Guide price £190,000

Lot 3 - 8.40 acres of grazing land– Guide price £170,000

Lot 4 - 4.03 acres of grazing land– Guide price £110,000

Lot 5 - 11.18 acres of grazing land– Guide price £225,000

Situation

The land is located in Buckinghamshire approximately 3.1 miles to the north east of Princes Risborough and 8.6 miles to the east of Thame.

Tenure

The land is being offered for sale, freehold with vacant possession on completion.





Access

Access to the individual lots can be gained directly off the public highway (with the exception of Lot 3) via individual access gates. Internal gates allow for lots to be bought together.

The access for each lot can be found by using the What3 Words coordinates below :

Lot 1 - *///surely.pint.snippets*

Lot 2 - *///haunt.garlic.dramatic*

Lot 3 - Via a right of way over the Lot 4 entrance gate.

Lot 4 - *///fictional.tells.pheasants*

Lot 5 - *///supposing.unusually.immunity* and *///lizard.spurting.balconies*

Fencing obligations

In the event of Lot 3 being sold separately from Lot 4, the purchaser of Lot 3 shall within 1 month of completion erect at their own expense a new stockproof fence on the common boundary to a minimum standard of timber posts , sheep netting and two strands of plain wire and thereafter to maintain the same.

Services

There are no water or electrical services connected to the land and interested parties are advised to make their own enquiries regarding service connections and utilities.

Wayleaves, Easements and Third Party Rights

The property is not crossed by any public rights of way but is in part crossed by overhead electricity cables. The property is sold subject to and with the benefit of all rights of easements, wayleaves and rights of way, whether referred to or not in these particulars.

Timber, Minerals and Sporting Rights

The timber, mineral and sporting rights are included in the sale insofar as they are owned.

Planning

The property is situated within the administrative boundaries of Buckinghamshire Council with administration via Wycombe Council.

The land is situated **outside** of both the Greenbelt and Area of Outstanding Natural Beauty (AONB).

A timber framed field shelter with a corrugated iron roof and cladding is located within the boundaries of Lot 3.

Viewing

The property may be viewed during daylight hours by persons holding a set of these sales particulars. We require that you register your interest with us before viewing the land.

Persons entering the land on foot do so at their own risk. Please note that there may be grazing livestock within the pasture. Neither Simmons & Sons, nor the landowner, nor the livestock owner accept any liability for any consequential injury to persons within the property either by livestock or howsoever caused.



Contact

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Local Authority

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Date of Particulars: June 2024



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