SALE OF APPROXIMATELY 7.02 HA (17.34 AC) WOODLAND | PASTURE | MAINS WATER SUPPLY FOR SALE BY PRIVATE TREATY AS A WHOLE

LOCATION
The property is located in the county of Buckinghamshire, just outside the village of Kingswood. This is approximately 7 miles south-east of Bicester, 8 miles north-west of Aylesbury and 14.5 miles south-west of Leighton Buzzard.

DESCRIPTION
This is a great opportunity to purchase approximately 14.67 acres of ancient woodland and adjoining 2.67 acres of pasture paddock, located just off the A41 near the historic village of Waddesdon. The pasture land is level and is fenced by wooden post and stock netting. The paddock also comprises a timber framed agricultural building and is connected to mains water.

The woodland comprises mainly broadleaved trees and is set in a peaceful location. The property benefits from tracks which are intertwined throughout the wood for walking and vehicular access. Bluebells litter the woodland floor in the Spring. Throughout the year it is a hub for wildlife activity.

ACCESS
The property is accessed via a right of way off the public highway down the track shaded blue on the plan.

AGRI-ENVIRONMENTAL & WOODLAND GRANT SCHEMES
The property is not believed to be subject to any environmental schemes.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY
The land is sold subject to the benefits of all wayleaves, easements, rights of way and third-party rights, whether mentioned in the particulars or not.

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.

STATUTORY DESIGNATIONS
The property is located in the following Designations:
- Nitrate Vulnerable Zone
- Drinking Water Safeguard Zones (Surface Water) (England)

SPORTING, MINERAL & TIMBER RIGHTS
All sporting, mineral and timber rights will be included within the freehold so far as they are owned.

TENURE AND POSSESSION
Vacant possession will be provided upon completion. There is a lease over the woodland for occasional use.

METHOD OF SALE AND LOTTING
The property is For Sale by Private Treaty as a whole.

VIEWING
The property maybe viewed by appointment with Brown and Co the Vendor’s Agents.
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ANTI MONEY LAUNDERING LEGISLATION
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

PLANS, AREAS & SCHEDULES
Plans included in these particulars are for identification purposes only and shall not form part of any contract or agreement for sale.

GENERAL REMARKS & 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: Granta Hall, Flinkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in April 2020.

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