

Trusted since 1802

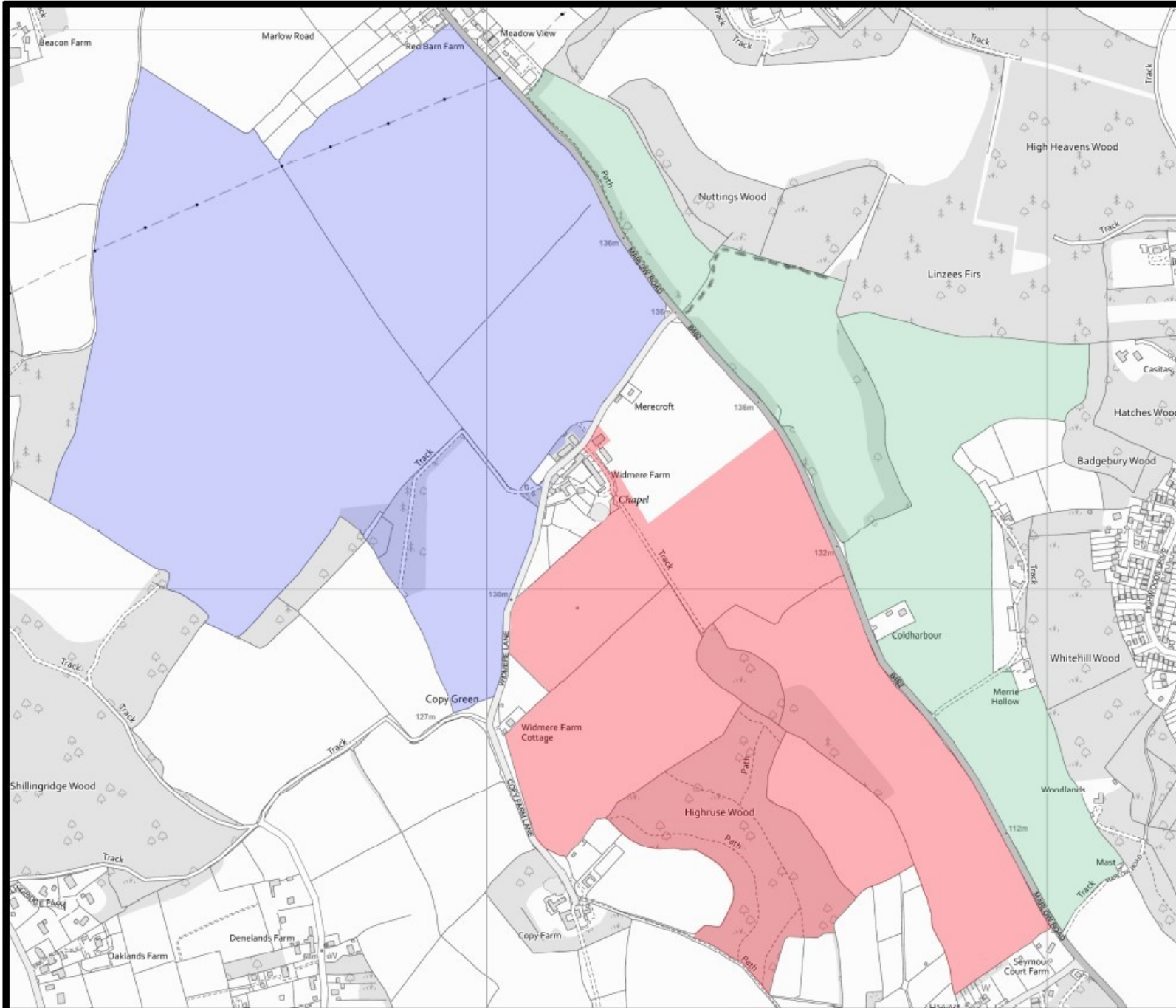
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Widmere Farm Land

Widmere Lane, Marlow, Buckinghamshire SL7 3DF

For Sale as a whole or in up to 3 Lots



SIMMONS & SONS
 32 Bell Street, Henley-on-Thames
 Oxon, RG9 2BH
 Tel: 01491 571111

Widmere Farm, Marlow

1:8500 @ A3 23/06/2023

Map data shown may contain Ordnance Survey products supplied by
 Pear Technology Services Ltd. Email: info@peartechology.co.uk
 © Crown Copyright and database rights from data shown above
 Ordnance Survey licence number 100025148



Legend

- Lot 1 (125.70 acres)
- Lot 2 (197.26 acres)
- Lot 3 (91.09 acres)

Widmere Farm Land
Widmere Lane
Marlow
SL7 3DF



414.05 acres - in all

Available as a whole or in up to 3 Lots

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

Lot 1 - Shown coloured in red on the sale plan

Approximately 125.70 acres of ring fenced arable fields hidden behind traditional hedgerows, a grain store building extending to around 2700 sq ft, Highruse Wood, a private mature wooded valley.

Lot 2 - Shown coloured in blue on the sale plan

A ring fenced parcel of 197.26 acres in four field enclosures comprising of a private undulating valley 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 with the lot.

Lot 3 - Shown coloured in green on the sale plan

A ring fenced parcel of 91.09 acres providing 83.89 acres of arable land and including approximately 7.20 acres of woodland located to the east of the B482, accessed by three roadside gateways.

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 where a Farmyard will be found a short distance beyond.

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 where a Farmyard will be found a short distance beyond.

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





Method of Sale

The property is offered for sale as a whole or in up to 3 Lots.

Tenure and Possession

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

Services

There are no services connected to the land parcels.

Basic Payment Scheme

Basic Payment Scheme entitlements for the claimable area of 172.41 ha are registered against the farm. The 2023 claim will be made in the name of the vendors and in the event of completion prior to 31st December 2023 will be paid to the vendors.

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.

A footpath crosses part of Lot 3.

A 5m wide right of way will be retained across Lot 3 to access neighbouring land as shown by the black dotted line on the sale plan.

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.



Environmental Schemes

The farm is currently within 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.

Details of the scheme are available from the agent.

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 whilst the 0.2 acre lake provides a wet habitat on the hill. Working with nature the farm has provided owl boxes and sites for bees together with a family shoot and high seats.



Local Authority

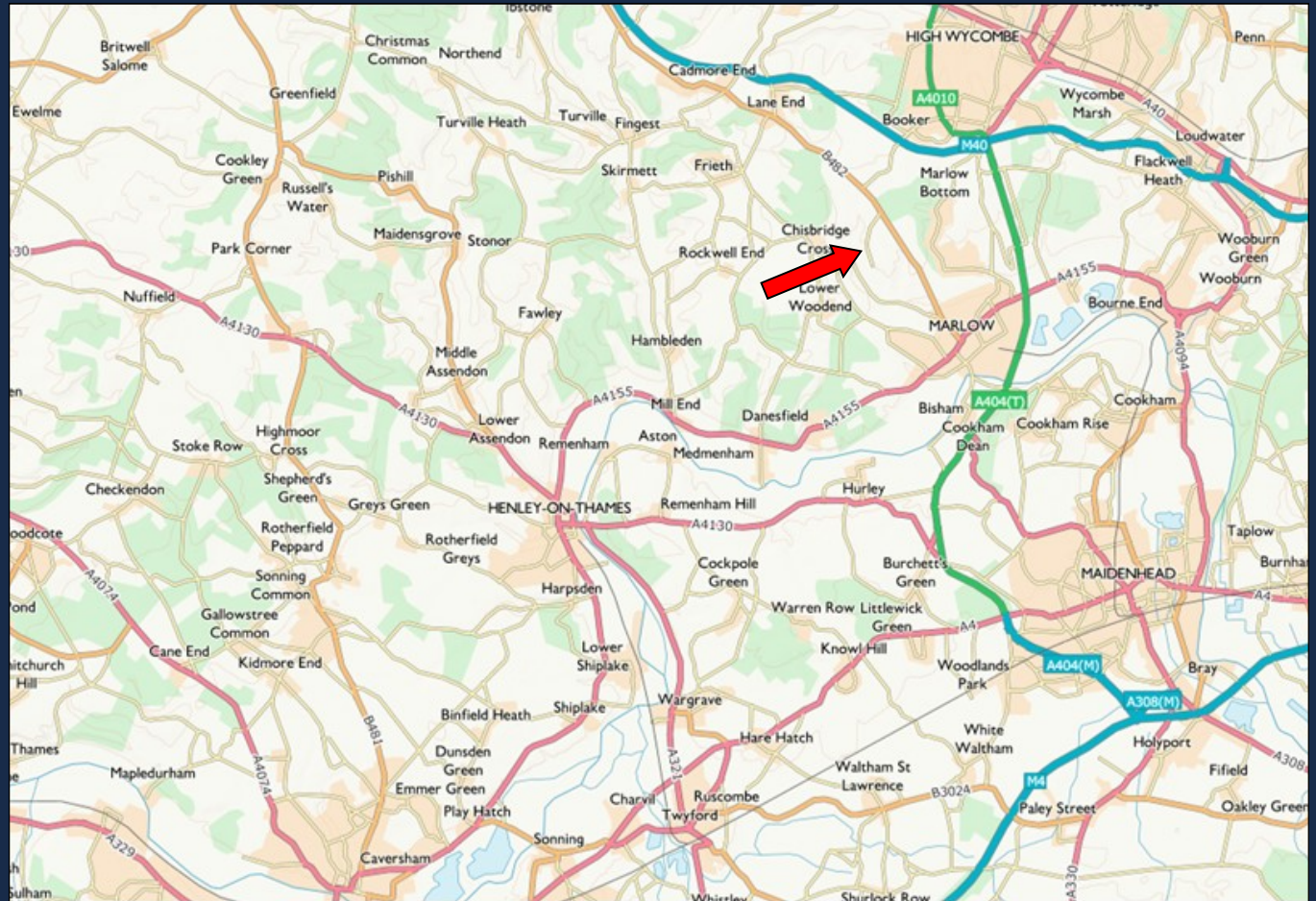
Wycombe District Council
15 Queen Victoria Road
High Wycombe
Buckinghamshire
HP11 1BB
T: 01494 461000

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.

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