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SIMMONS & SONS

Land at Innings Road, Frieth, Buckinghamshire RG9 6NJ
13.37 acres (5.41 hectares) of pastureland

Guide Price £675,000
For Sale by Private Treaty

Land at Innings Road
Frieth
Buckinghamshire
RG9 6NJ
For sale as a whole by Private Treaty

Description

An exciting opportunity to purchase 13.37 acres (5.41 hectares) of excellent quality pasture with a wonderful aspect offering impressive extensive views over the Hambleton Valley from the western boundary. The land is in a quiet rural village location and enclosed by a mixture of mature hedgerow, post and barbed wire fencing and close boarded fencing. A small copse of trees bisects the land offering a pleasant natural feature. The land is offered with no uplift or overage, affording a purchaser the freedom to explore future prospects.

Situation

The land is located in the village of Frieth, 2.9 miles from Hambleton, 7.5 miles from Henley-on-Thames and 6.6 miles from High Wycombe. A location plan is at the end of these sales particulars.

What3words: cobbles.stickler.grumbling

Postcode: RG9 6NJ

OS Grid Reference: SU79302 90356

Access

Access to the property is gained directly from Innings Road over a steel five bar gate.

Services

The land benefits from a mains water connection. There is an electrical substation located in the northwestern corner of the property.

Interested parties are advised to undertake their own enquiries for other service connections.

Wayleaves, Easements and Third Party Rights

The property is traversed by overhead powerlines and as such is sold subject to and with the benefit of all rights of easements, wayleaves and rights of way.

There are no public rights of way affecting the property.

Timber, Minerals and Sporting Rights

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

Tenure

The freehold interest with vacant possession of the land is being offered for sale as a whole by Private Treaty.

Planning

The land is situated within the administrative boundaries of Buckinghamshire Council (Wycombe District) and is located within The Chilterns Area of Outstanding Natural Beauty (AONB).

Basic Payment Scheme (BPS)

No entitlements or payments are included in the sale.

Overage Clause / Uplift Clause

The vendor will not consider any "subject to planning" offers. Please note that the sale of the land will not be subject to any overage or uplift clauses and therefore any sale contract will be unconditional.



SIMMONS & SONS

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

Land at Innings Road

1:1950 @ A4 10/05/2023

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Local Authority

Buckinghamshire Council (Wycombe District)
Walton Street Offices
Walton Street
Aylesbury
HP20 1UA
T: 01296 395000

Viewings

The property may be viewing during daylight hours by persons holding a set of these sales particulars.

Please note that there are grazing livestock within the field and gates should be kept closed at all times. Persons entering the land on foot will do so at their own risk. 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.

We request that you register your interest with us before viewing the land.

Contact

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Date of Particulars: May 2023



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