



## Meadow Brook Farm

Risborough Road, Little Kimble, AYLESBURY, HP17 0UE

### RESIDENTIAL SITES FOR SALE

**9,548 sq ft**  
(887.04 sq m)

- Residential development opportunity
- 3 plots of land with planning permission for 4 houses. Wycombe District Council 18/08092/FUL
- In addition, further permission for stable block with yard area WDC 21/08211/FUL
- To be sold as a whole

# Meadow Brook Farm, Risborough Road, Little Kimble, AYLESBURY, HP17 0UE

## Summary

<b>Available Size</b>	9,548 sq ft
<b>Price</b>	Price on application
<b>Business Rates</b>	Not Applicable
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment



## Description

Residential development opportunity for 4 large houses in an Area of Outstanding Natural Beauty. Ideal for a local developer or house owner looking to build their own. The site is in a fantastic location overlooking the Chiltern Hills. The site edged blue on the attached plan refers to planning permission for a stable block, corral area, tack room, hay barn plus adjacent land.

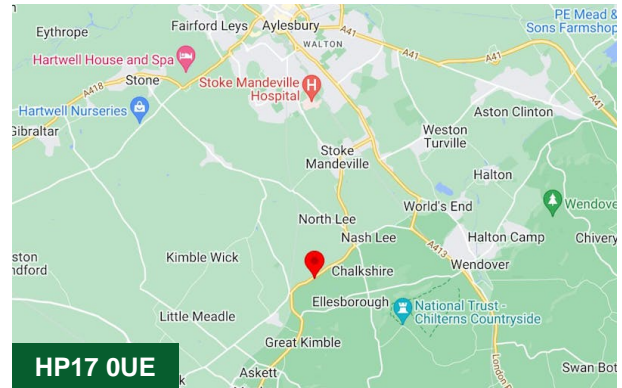
## Location

The site is located in Little Kimble, just off the A4010, approximately 2 miles distant from Princes Risborough where there is a fast and efficient train service to London Marylebone and Birmingham Snow Hill. The M40 motorway Jct 6 (approx 10 minutes drive) giving access to the M40, M1 and M25 motorways. Aylesbury is located 5 mi (8.0 km) to the north.

## Accommodation

Please note sizes quoted exclude garaging or car ports.

Name	Building Type	sq ft	sq m	Availability
Building - Plot 1	Development	3,283	305	Available
Building - Plot 2	Development	2,013	187.01	Available
Building - Plot 3	Development	1,959	182	Available
Building - Plot 4	Development	2,293	213.03	Available
<b>Total</b>		<b>9,548</b>	<b>887.04</b>	



## Business Rates

Not applicable

## EPC

Not applicable

## Viewing & Further Information



**Alan Chandler**

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ac@chandlergarvey.com

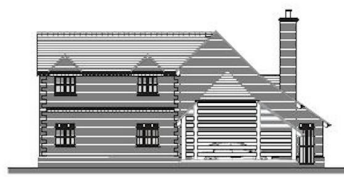




SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



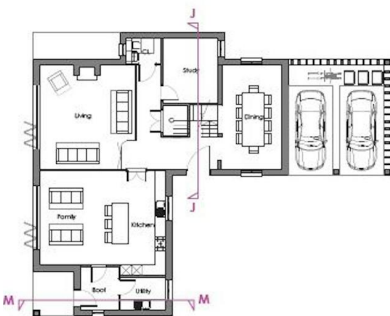
NORTH ELEVATION



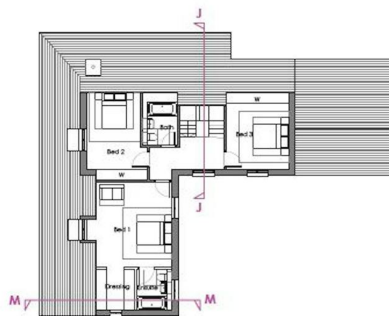
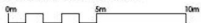
SECTION J - J



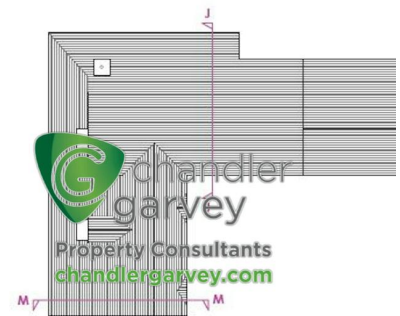
SECTION M - M



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



ELEVATION P2





chandler  
garvey  
Property Consultants  
chandlergarvey.com



ELEVATION

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ELEVATION P2

chandler  
garvey  
Property Consultants  
chandlergarvey.com



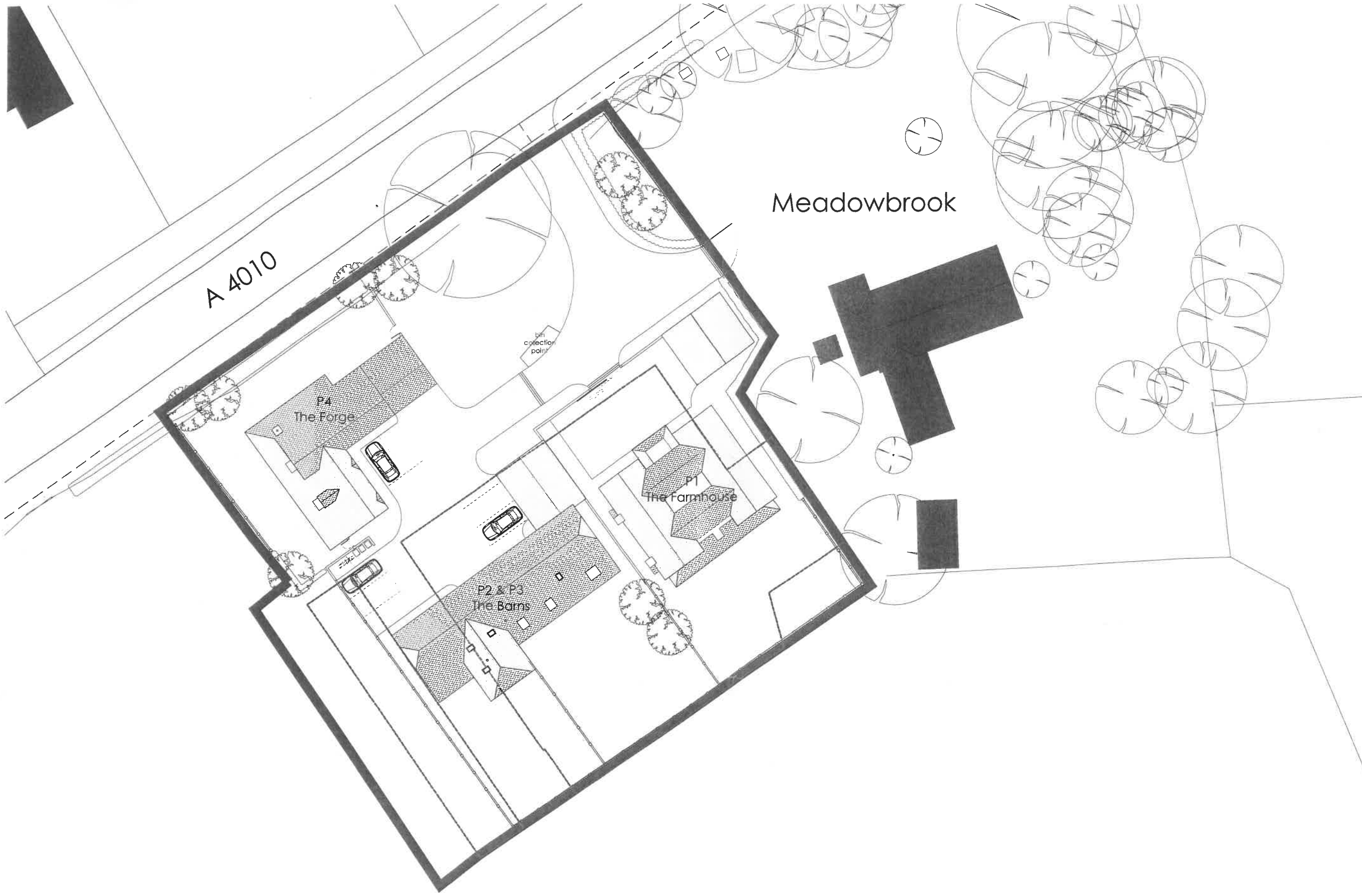
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garvey  
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chandlergarvey.com



ELEVATION

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garvey  
Property Consultants  
chandlergarvey.com








**NOTES:**  
 DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING  
 ALL DIMENSIONS ARE TO BE CHECKED AGAINST ACTUAL SITE DIMENSIONS BEFORE ANY WORK IS FABRICATED  
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**REVISIONS**

Rev.	Date	Description

-  Buildings to be removed
-  Existing trees
-  New trees

Client :  
 ST JOHN HOMES (THAMES VALLEY) LTD

Job :  
 LAND ADJOINING  
 MEADOWBROOK,  
 RISBOROUGH ROAD,  
 LITTLE KIMBLE  
 Drawing Title:  
 Site Plan

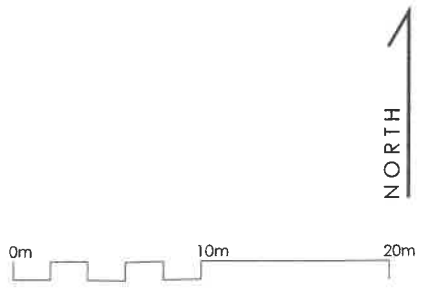
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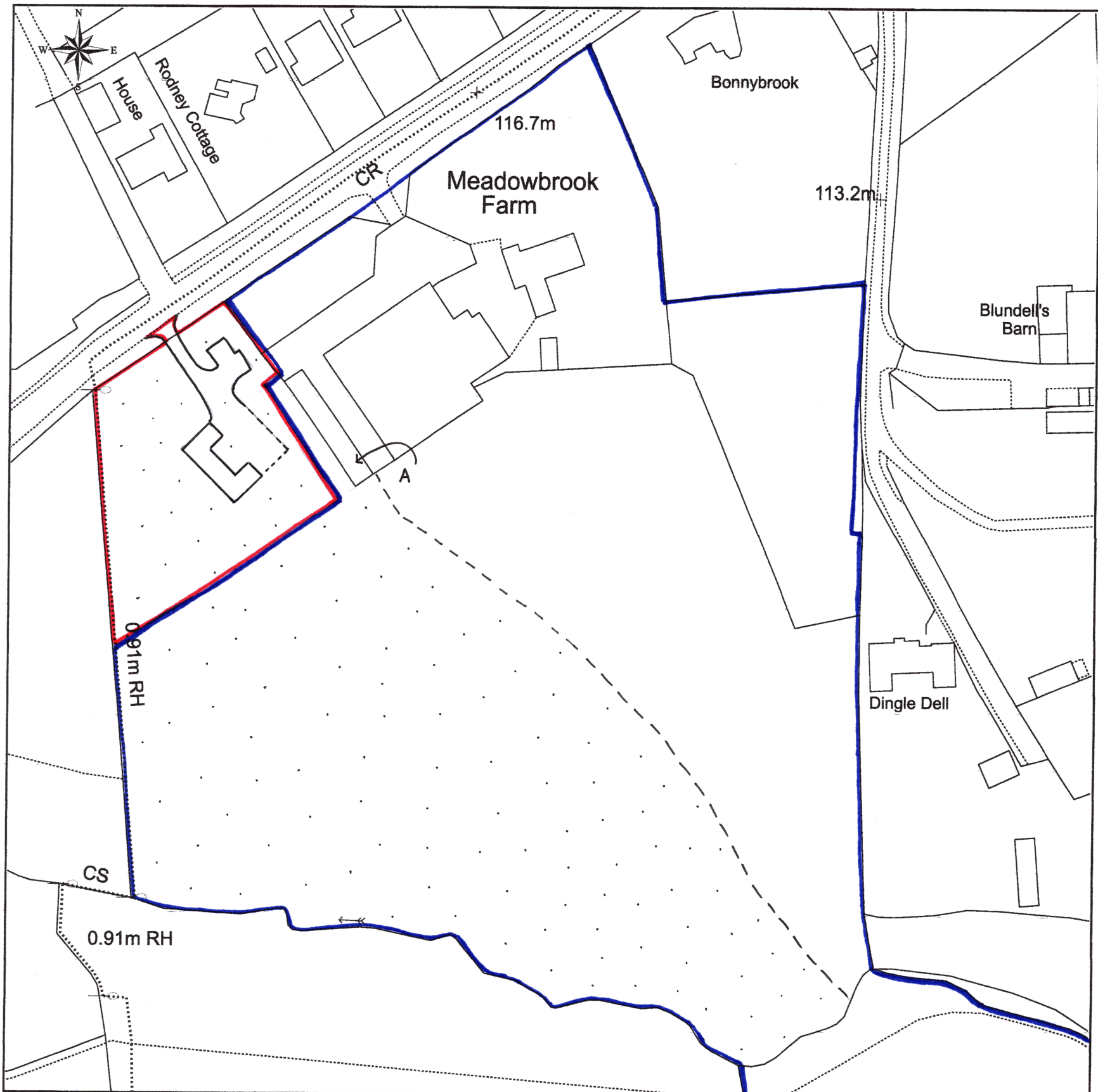
Date: Feb 2019  
 Drawn By: MM  
 Checked: MM

Drawing No: 3282.102  
 Revision: B

**PLANNING**

The White Barn, Manor Farm, Manor Road  
 Wantage, Oxfordshire, OX12 8NE  
 T: 01235 765322 F: 01235 765373  
 The Mansion House, Hartham Park, Casham,  
 Wiltshire, SN13 0RP  
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0m 25m 50m 75m 100m 125m

Scale: 1:1250, paper size: A3

Existing Equestrian building marked 'A'

Existing land used for equestrian purposes shown stippled

P100  
Site Location Plan

(1:1250)