



Land and Stables at Lower End
Long Crendon, Buckinghamshire



LAND AND STABLES AT LOWER END, LONG CRENDON



**Lower End, Long Crendon
Buckinghamshire, HP18 9EF**



A strategically located block of attractive pasture with useful stable block.

- Timber stable block
- 2 no. Loose boxes
- 1 no. Field shelter
- Tack room and store
- Mains water supply
- Stock proof fencing
- Access from highway
- Approximately 2.80 acres



Thame 01844 212004



thameagency@fishergerman.co.uk



fishergerman.co.uk



Approximate Travel Distances



Locations

- Thame - 2.6
- M40 Junction 8 - 7.7 miles
- Aylesbury - 11.3 miles



Nearest Stations

- Haddenham & Thame - 4 miles
- Princes Risborough - 9.7 miles



Nearest Airports

- Heathrow - 41.7 miles

Situation

The land and stables at Lower End are situated within walking distance of The Angel Public House in Long Crendon. Long Crendon enjoys a good range of facilities including post office, butchers, general stores, coffee shop and church. A number of public houses and highly regarded restaurants can also be found in the area. The M40 is 7.7 miles away and a railway service into London Marylebone via the Chiltern line is located in nearby Haddenham, connecting you to London in just 37 minutes.

Description

The property comprises a strategically located block of attractive pasture in an edge of a village location, with enviable views across the valley. The property benefits from a useful stable block with 2 no. loose boxes, 1 no. field shelter and an associated tack room/ store. The land also benefits from a mains water supply making it ideal for equestrian purposes. In all, the land extends to approximately 2.8 acres.

Services

Mains water is connected. None of the services have been tested by the selling agents.

Development Clawback

The sale will be subject to an overage provision which will state that 30% of any uplift in value due to development (as defined within Section 55 of the Town and Country Planning Act) will be payable to the Vendor or successors in Title. The overage will run for a period of 30 years from the date of completion.

Informal Tender

The window for submitting offers closes on the 2nd of December 2019 at 12:00 noon. All offers should be submitted in writing to William.Jones@fishergerman.co.uk

Rights of Way, Easements and Wayleaves

A public right of way runs through the property.

Directions

From the Fisher German office in Thame, head north west on the High Street, at the mini roundabout take the right exit onto Bell Lane. At the next roundabout take the first exit onto Aylesbury Road/ B4445. At the next roundabout take the second exit onto Thame Road. Head straight over the next two Roundabouts, the land is situated on the right hand side approximately 300m after The Angel Pub.

Local Authority

Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF

Viewings

By strict appointment through selling agents, Fisher German LLP
Tel no. 01844 267943
Thameagency@fishergerman.co.uk

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