SOUTHFIELDS FARM

Chinnor Road, Bledlow Ridge, Buckinghamshire HP14 4AW



BRIGGS & STONE

land & property consultants

Immaculate farm in an outstanding position nestled in the heart of the Chilterns.

- Exceptional views across the Chilterns
- 4/5 bedroom farmhouse (AOC)
- Farm buildings with planning permission for change of use
- Beautiful setting
- Pasture land in a ring fence

In all, extending to approximately 16.263 hectares (40.19 acres).

For sale as a whole.

Location and Situation

Positioned on Bledlow Ridge, Southfields Farm is in a prime location, set in rolling countryside in the Chiltern Hills Area of Outstanding Natural Beauty.

Bledlow Ridge has the benefit of a Church of England first school, village shop and public house. Nearby Stokenchurch (3.4 miles) offers a range of local amenities and the larger conurbations of Princes Risborough and High Wycombe provide a full range of services and public facilities. Road and rail communication in the area are very good.

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The M40 is accessible at either Junction 5 or Junction 4 within 4 and 8 miles respectively. Chiltern line train services are available from Princes Risborough to London Marylebone in under 40 minutes (on selected services). Alternative rail services are available at both High Wycombe and Saunderton.

The famous restaurant, The Sir Charles Napier, is in very close proximity, while Le Manoir aux Quat'Saisons at Great Milton is about 13 miles away. There is a wealth of educational establishments in Buckinghamshire.

Summary

Southfields Farm is an outstanding compact farm, superbly located on Bledlow Ridge. The farm includes a detached four/five bedroom farmhouse with a large curtilage, a range of agricultural buildings, benefiting from change of use to commercial uses, and sloping pasture land. Southfields Farm extends in total to approximately 16.263 hectares (40.19 acres) and boasts exceptional far-reaching views across the Chilterns.



Farmhouse

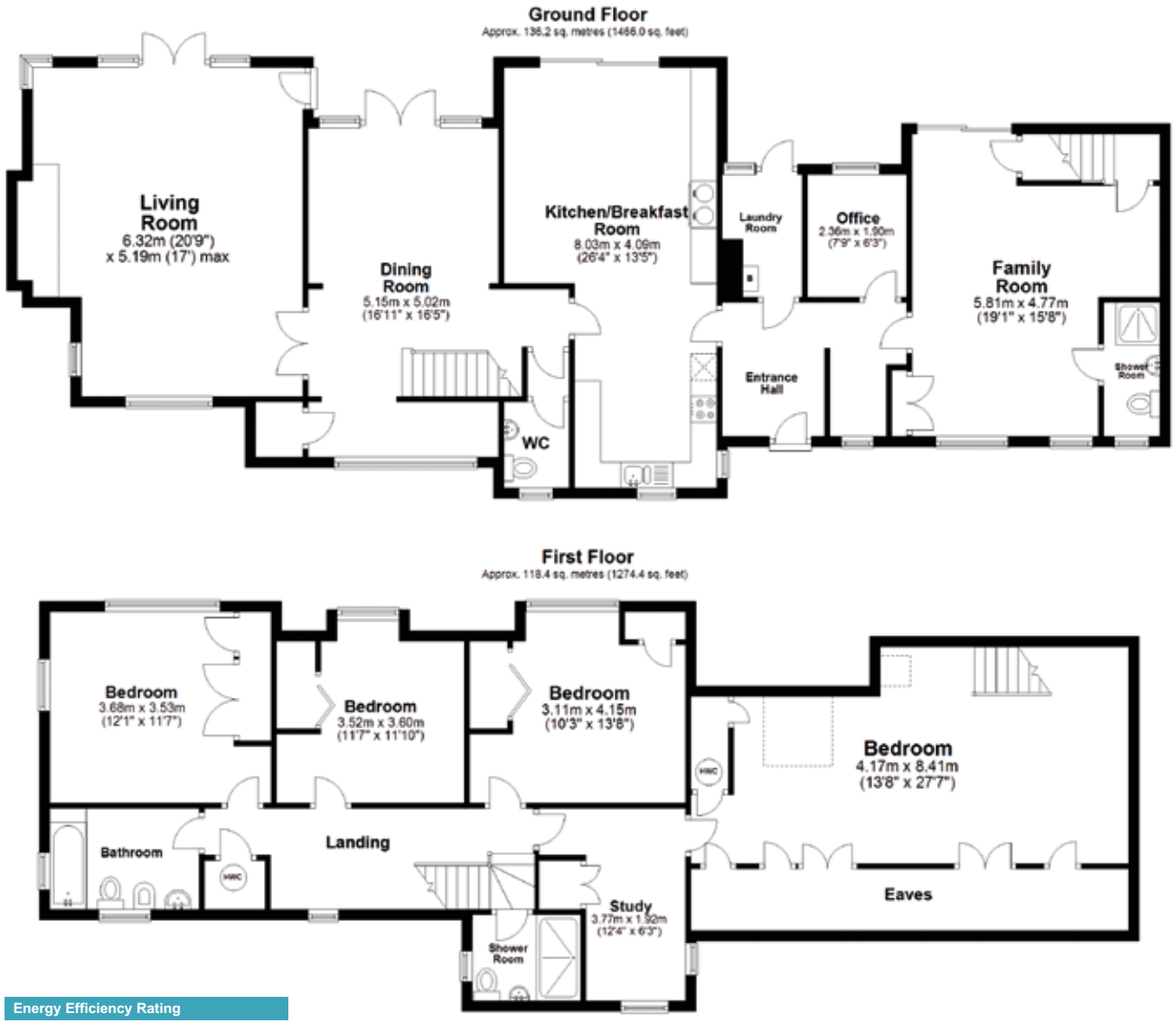
Southfields Farmhouse is a modern detached dwelling, constructed in circa 1977/78 of brickwork under a tiled roof. The internal accommodation is well laid out offering extensive living space extending to approximately 254.60 sq m (2,740 sq ft), ideal for family living.

On entrance, the front door leads into the kitchen/breakfast room, with its sublime views to a southerly aspect overlooking the rear garden and stunning Chiltern landscape. A gas fired two door aga provides a central feature within the kitchen.





Farmhouse



The dining room and living room are interlinked and lead off from the kitchen with a staircase rising to the first floor. The living room benefits from a large wood burning stove at the heart of the room.

A later extension provides additional reception rooms, which could be utilised as a further bedroom and an office, with a secondary staircase leading to a large bedroom into the eaves.

The principal staircase leads to a large landing giving access to four bedrooms and two bathrooms. All of the bedrooms benefit from a south facing aspect capturing the magnificent views across the beautiful landscape.

The layout of the accommodation can be seen from the enclosed floor plans.

Garden

From the kitchen, double doors lead out onto a patio and large rear garden, which is laid to lawn with a southerly aspect and is enclosed by high hedges creating a magnificent sun trap. Set back further from the farmhouse is a secluded vegetable patch and patio area with timber garden room enjoying spectacular views across the valley.







Farm Buildings

A well laid out set of farm buildings, further described below:

Building No.	Description
1	**4 bay Crendon Barn**
	• Cement fibre sheet cladding and roof • Concrete floor • 18.56m x 11.18m
2	**6 bay Covered Yard**
	• Steel portal framed cattle shed • Composite roof and close board timber elevations • 27.43m x 12.06m
3 & 5	**4 bay portal frame buildings**
	• Steel portal frame barns • Corrugated metal sheet roof above concrete floor • Building 3 has a mezzanine floor • Building 5 includes a 20 PV panel installation • Partial painted brick, partial concrete block construction under a felted roof with concrete floor • 18.33m x 9.14m
4	**Machinery store**
	• 4 bay building with mono pitch roof • Concrete floor • 18.29m x 9.14m
6	**Old Farm Shop**
	• Concrete block stand alone building • Mono pitch corrugated sheet roof • 4.66m x 4.12m









Land

All the farmland is down to permanent pasture, and is arranged in three main enclosures, benefitting from extensive road frontage from the Chinnor Road and Radnage Lane. The land is well fenced and suitable for grazing livestock, it slopes in a southerly direction away from the farmstead. Mains water is connected serving drinking troughs.

The majority of the land is classified as Grade 3 on the former Ministry of Agriculture Land Classification Series. The soil types found upon the property are characterised as slightly acidic and loamy with areas shallower lime-rich soils over chalk or limestone.

Access

Southfields Farm is accessed directly from the adopted highway, Chinnor Road. The main entrance leads to the farmhouse and buildings. There is a separate access serving the land further along the Chinnor Road together with a gated entrance from Radnage Lane.

Redevelopment Potential

Southfields Farm lies within the jurisdiction of Wycombe District Council, now falling under Buckinghamshire County Council. The property lies within Chilterns Area of Outstanding Natural Beauty (AONB) and Green Belt designation, preserving the stunning views across the surrounding countryside.

Buildings 3 and 5 benefit from planning permission for change of use to Class B1a (office) use with associated external alterations to the buildings, external works to form new parking areas together with a new farm track and soft landscaping. This planning permission has been implemented and demonstrates the opportunity for alternative uses at Southfields Farm.

Buildings 1, 2 and 4 were also granted planning permission for change of use to B1a and B8 use.

Whilst the farm buildings lend themselves for potential redevelopment, they remain in good agricultural heart suitable for modern farming use. Prospective purchasers are advised to satisfy themselves in respect of any previous planning applications and development potential at the property.

Agricultural Occupancy Condition (AOC)

Southfields Farmhouse is subject to an occupancy condition. We understand, the condition of the occupation to be restricted to a person wholly or mainly employed locally in agriculture, as defined in Section 290 (i) of the Town & Country Planning Act 1971, or in forestry, or a dependent of such person residing with him (including a widow or widower of such a person).

Tenure & Possession

Southfields Farm is offered freehold with vacant possession on completion.

Services

Southfields Farm benefits from mains water, gas, drainage and mains electricity. An oil boiler fires the central heating. There is a separate septic tank also connected to the house. Three phase electricity is connected to the farm buildings. Water is connected to the land serving drinking troughs.

A 20 panel solar PV installation is mounted on the roof of building 5. The vendor has secured a 25 year Feed in Tariff (FiT).





None of the services, appliances, heating installations, broadband, plumbing or electrical systems have been tested by the selling agents.

Wayleaves, Easements & Rights of Way

A bridleway leads from the adopted highway, Chinnor Road, in a southerly direction adjacent the farm buildings. The property is sold subject to and with the benefit of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. Further details available on request.

Basic Payment Scheme

The land is registered for payments under the Basic Payment Scheme. As the scheme has ended no entitlements are available.

Environmental Schemes

The farm is not included in any environmental scheme or woodland grant schemes.

Mineral & Sporting Rights

The mines, minerals and sporting rights, such as they exist are included in the freehold.

Council Tax

Southfields Farmhouse has a council tax band G.

Local Authority

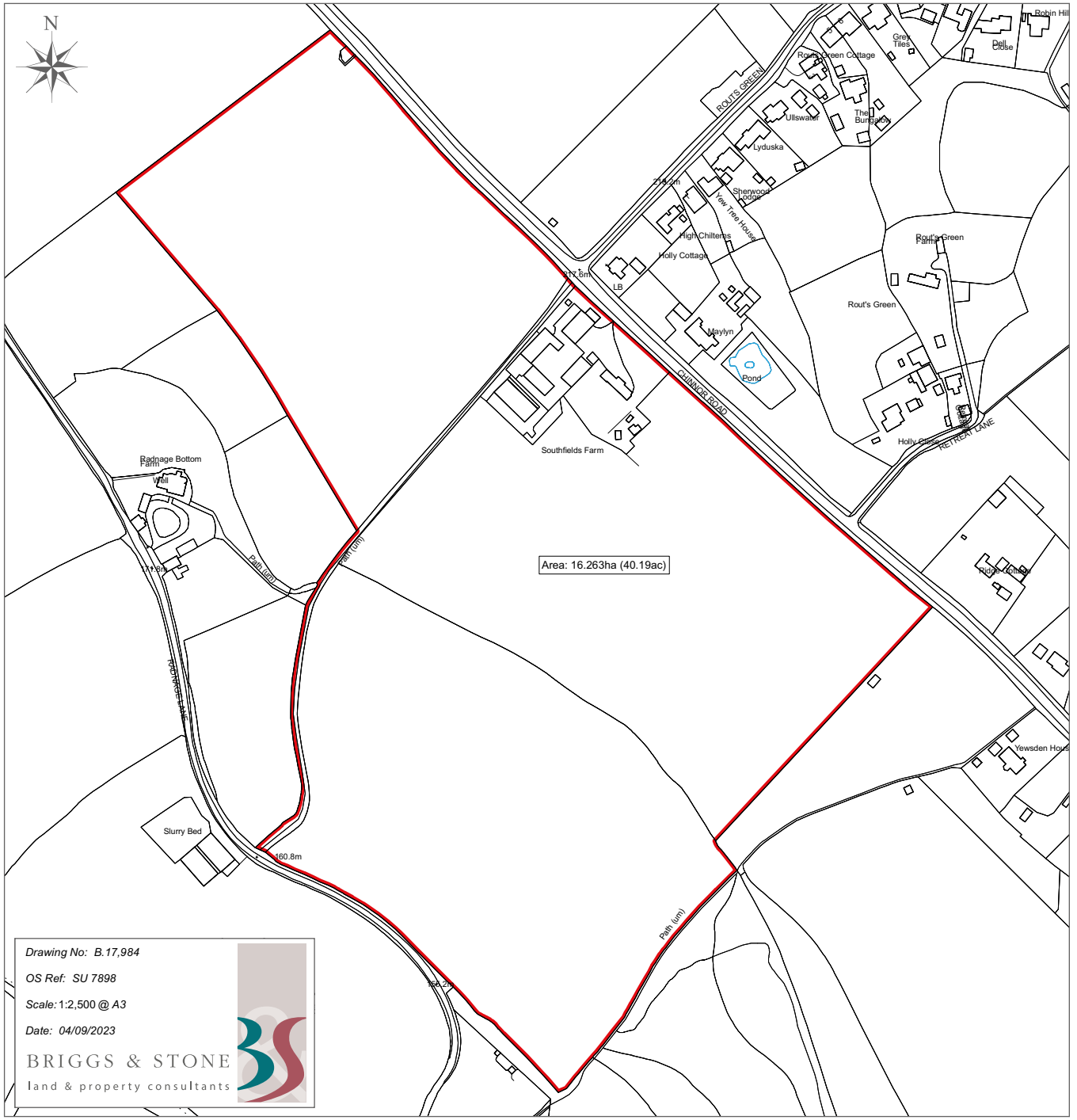
Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, Buckinghamshire, HP19 8FF.

Method of Sale

Private Treaty.

Legal Costs

The parties are to bear their own costs.



Agent

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Vendor's Solicitor

Field Seymour Parkes
Attn: Kelsie Essenheigh
1 London Street, Reading, RG1 4PN

Location

What3words Southfields Farm main entrance:
///confident.cheesy.eyelashes

Postcode: HP14 4AW

Viewings

All viewings to be made by prior arrangement.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Information Pack

A full complement of supplementary information is available on request.





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