



BARN OFF WINCHENDON ROAD

CHEARSLEY, BUCKINGHAMSHIRE, HP18 0DP



BARN CONVERSION OPPORTUNITY WITH UNAPPARELLED VIEWS OVER BUCKINGHAMSHIRE COUNTRYSIDE

PROPERTY SUMMARY

- A fantastic opportunity to purchase an impressive plot, accompanied by a former agricultural storage barn with planning permission for a 3-bedroom residential property
- Concrete portal frame agricultural storage barn in semi-rural area
- Planning permission for a large detached three bedroom dwelling 2094.65 sqft (194.6 sqm)
- Planning Reference: 22/02739/APP
- Situated on the outskirts of Chearsley village in Buckinghamshire
- Outstanding aspect and views across Buckinghamshire
- Private access with ample space for parking and landscaping
- Mains services available nearby (not connected)
- Additional land available by separate negotiation

**In all extending to approximately 0.51 acres
(0.206 hectares) For sale as a whole.**

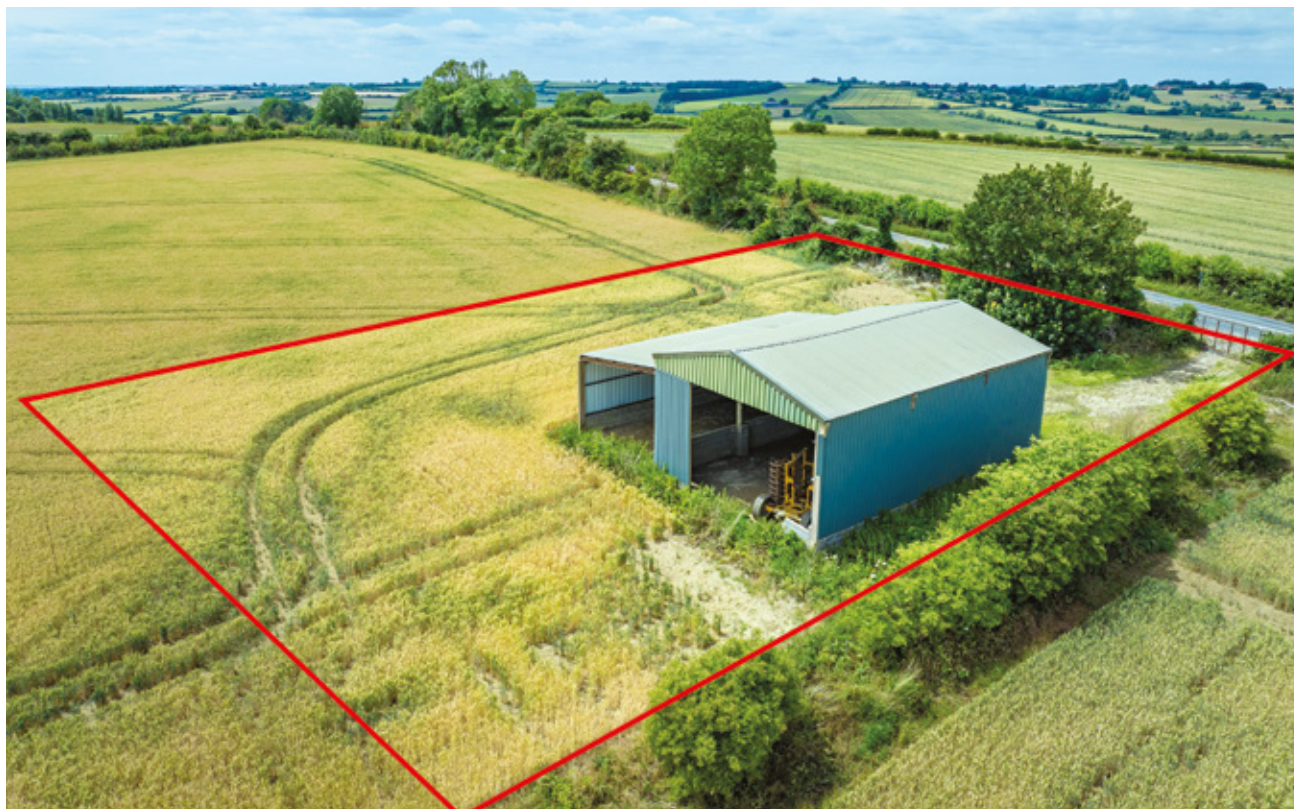
BRIGGS&STONE

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LOCATION & SITUATION

Nestled just north of the picturesque village of Chearsley, the property is in a prime location in the heart of the Buckinghamshire countryside, offering a peaceful yet connected lifestyle.

Chearsley benefits from a public house, organic farm shop, and nearby pre and primary schools. The neighbouring village of Haddenham (3.3 miles) offers a range of local amenities and services. The larger town of Aylesbury (7.2 miles), offers a further range of public facilities including good road and rail transport links.

The M40 is accessible at Junction 8a (9.7 miles by road), providing links between London, Oxford and Birmingham. Chiltern main line train services are available from nearby Haddenham. From here, transport to London Marylebone can be achieved in 40 minutes.

DESCRIPTION

Accessed via the quiet rural Winchendon Road, the property benefits from a private and tranquil location, enjoying far-reaching southerly views over rolling Buckinghamshire countryside and the rooftops of Chearsley village.

The concrete portal frame barn, offering full planning permission for conversion into a spacious and stylish three-bedroom residence, extending to approximately 2,094 sq ft, with curtilage land extending to around 0.51 acres.



The property benefits from private vehicular access and space for off-road parking and presents an ideal project for those looking to settle in a modern and characteristic home, accompanied by the extensive rural setting.

The barn is of concrete portal frame construction with profiled cladding system on the sides and roof, complete with additional lower blockwork plinth between walls, overlapped with metal cladding.

The building is of a rectangular shape measuring 15m x 13.7m with a partly pitched roof and supporting lean-to. Whilst the main building is of concrete portal frame construction, the lean-to is of steel portal frame construction; all of which is built upon concrete flooring. The openings of the building are currently contained to the north-west and south-east elevations.

The proposed plans show the large ground floor building to consist of 3 bedrooms, all with access to adjoining ensuites. A large family/dining and kitchen is located to the rear of the building, with the utility, shower/WC, study and media room located to the entrance. Access to the garden is located to the south, with side entrance to the west.

To the front of the property, vehicle parking for 2 vehicles is provided, with sufficient turning area and EV charging accessibility. A sizeable garden to the rear of the property has extensive views, stretching across farmland and local surrounding areas, including Chearsley. The land directly surrounding the property is of good quality arable farmland, all lying within the Brill-Winchendon Area of Attractive Landscape. The surrounding land included in the property is absent of trees and hedges on site, excluding the hedge line parallel with Winchendon Road. This creates a private screen from the entrance, but far-reaching views to the rear.

PLANNING

The property lies within the jurisdiction of Buckinghamshire Council.

The Property is not located in a National Landscape Area (formerly AONB), the Metropolitan Greenbelt, or a Flood Zone.

On the 20th October 2022 under planning application reference 22/02739/APP, planning permission was granted under the Town and Country Planning Act 1990 for the conversion of a barn into residential accommodation.

This allows the construction of a 2094.65 sqft (194.6 sqm) residential dwelling from an existing structure, along with supporting curtilage to form a site of approximately 0.51 ac (0.21 ha).







Full planning details can be found on Buckinghamshire Council's website, planning reference:

22/02739/APP

As the property is within the Aylesbury Vale area, it is currently exempt from CIL charges.

GENERAL REMARKS

TENURE & POSSESSION

This property is offered freehold with vacant possession granted upon completion.

HIGHWAYS

The site will be accessed from Winchendon Road along the existing entrance.

Please refer to Site Plan for details.

SERVICES

Mains water and electricity supplies are available nearby but are not currently connected to the site. The vendor will install a meter for use by the purchaser, with works from the point of connections to the property itself being undertaken by the purchaser. The vendor has obtained a budget estimate from UKPN for a 14kVA supply to the agricultural building.

Additionally, a budget estimate from Thames Water has been obtained to install a new point of connection; both in the southern corner towards Chearsley, of the adjacent farmland. Further details are available on request.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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.

There are no Public Rights of Way on the property.

ADDITIONAL LAND

Additional land is potentially available for purchase via separate negotiation. Further details available on request.

LOCAL AUTHORITY

Buckinghamshire Council, formerly Aylesbury Vale Area.
Walton Street Offices, Walton Street, Aylesbury, HP20 1UA.

METHOD OF SALE

For sale as a whole by Private Treaty.



SELLERS SOLICITORS

Lightfoots Solicitors, 1-3 High Street, Thame, Oxfordshire OX9 2BX

FAO: Henry Ovens

LEGAL COSTS

The parties are to bear their own costs.

DIRECTIONS

What3words access point from Winchendon Road: ///typist.looks.sparkles

VIEWINGS

By appointment through selling agents, Briggs and Stone Ltd.

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ANTI-MONEY LAUNDERING

To comply with the Money Laundering Regulations once an offer is accepted (subject to contract) the Purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

INFORMATION PACK

Additional information on the land is held in an information pack. Access to the data room is available on request.



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