



LLAMA FARM

DUFFIELD LANE, STOKE POGES, SL2 4AL



ATTRACTIVE SMALLHOLDING WITH GREAT POTENTIAL ON THE OUTSKIRTS OF STOKE POGES

PROPERTY SUMMARY

- Equestrian facilities
- Paddock Land with post and wire fencing
- Road frontage and access
- Mobile Home
- Development potential (STP)
- Mains water and electricity connected

In all, extending to approximately 3.12 acres
(1.263 hectares)

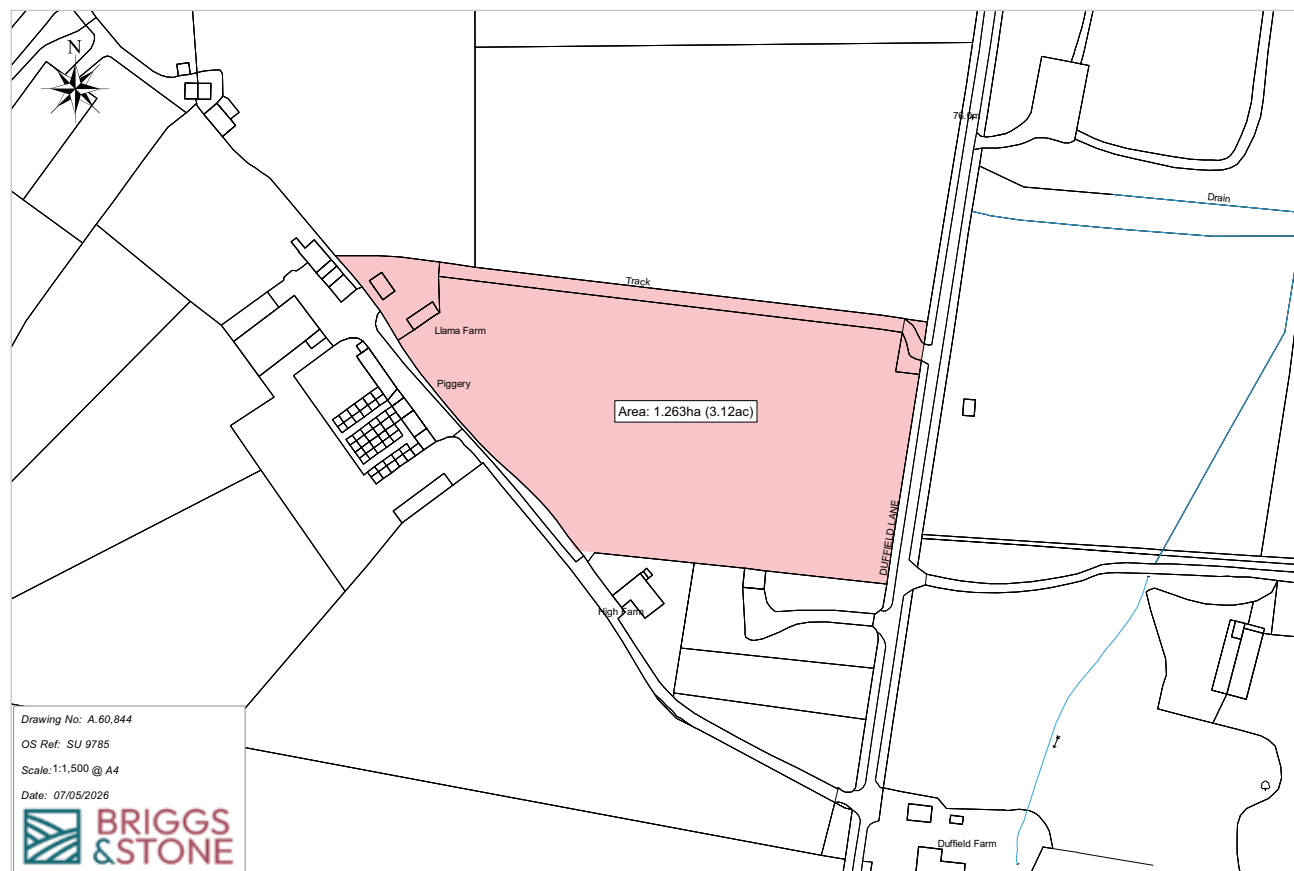
BRIGGS&STONE

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LOCATION & SITUATION

Llama Farm is located in the desirable area of Stoke Poges, approximately 2.5 miles to the south of the affluent commuter town of Gerrards Cross. The M40 motorway, which connects London with Oxford and Birmingham, is located approximately 2.5 miles to the east of the Property. By road, the Property is located approximately 4.0 miles north of Slough.

Gerrards Cross railway station is situated approximately 2.7 miles to the northeast of the Property. From Gerrards Cross there are direct services to High Wycombe (13 mins), London Marylebone (21 mins) and Oxford (1 hour 2 mins).

Heathrow Airport is situated approximately 8.0 miles (11 miles by road) to the southeast of the Property.

DESCRIPTION

Extending in all to approximately 3.12 acres (1.263 hectares), Llama Farm comprises a ring-fenced block of well-kept and level pasture land (2.81 acres / 1.14 hectares approx.), bordered by mature trees, hedgerows and open farmland.

The property benefits from equestrian facilities including foaling box, tack room, open-fronted bays and field shelter. Mains water and mains electricity are connected to the land. A 3-bedroom mobile home (40.88 sqm approx.) with timber porch and decking is sited on the land.

Llama Farm is accessed directly from Duffield Lane to the east, via twin 3.5 metre timber gates with good sight lines in either direction. A well-surfaced track runs along the length of the northern boundary. There is road frontage along the eastern boundary onto Duffield Lane.



PLANNING

Llama Farm is located within the jurisdiction of Buckinghamshire Council, in the South Bucks region.

The land is situated in the Metropolitan Green belt but not the Chilterns National Landscape Area (formerly known as AONB) or any conservation areas.

It may be possible to expand upon the existing equestrian facilities, and other diversification opportunities may also be available, subject to the necessary planning permission. Buyers are advised to satisfy themselves as to potential alternative uses.

GENERAL REMARKS

TENURE & POSSESSION

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land 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.

SERVICES

Mobile Home: Mains water, mains electricity and private drainage. Heating is via propane gas.

Paddock Land: Mains water supplying feeding troughs.





MINERAL AND SPORTING RIGHTS

The Mines, Minerals and Sporting Rights, such as they exist, are included in the freehold.

LOCAL AUTHORITY

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

METHOD OF SALE

For sale as a whole by Private Treaty.

LEGAL COSTS

The parties are to bear their own costs.

DIRECTIONS

what3words field entrance: ///rounds.afford.driver

VIEWINGS

By appointment through selling agents, Briggs and Stone Ltd.

David Terrar

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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.

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