



LAND SOUTH OF GAWCOTT

HILLESDEN ROAD, GAWCOTT, BUCKINGHAMSHIRE, MK18 4JF



EQUESTRIAN PADDOCK LAND WITH GOOD ROAD FRONTAGE IN A QUIET LOCATION ON THE OUTSKIRTS OF GAWCOTT

PROPERTY SUMMARY

- Well maintained and level paddock land
- Previous planning permission to construct stables, associated facilities and menage.
- Single ring-fence with clearly defined boundaries
- Direct highway access
- Access to local bridleway network

In all extending to approximately 5.445 acres
(2.204 hectares)



LOCATION & SITUATION

The Property is situated in a quiet location on Main Street in the village of Gawcott, approximately 1.2 miles from the centre of the Market Town of Buckingham. Bicester is approximately 7.8 miles to the south west and Milton Keynes approximately 11 miles to the north east.

Road connections are good, with the A421 approximately 2 minutes' away by road to the north, providing onward access to the M40 and M1. Main line railway services are available on the West Coast Main Line from Milton Keynes Central Station (25minutes by road), providing services to London Euston in approximately 35 minutes (on selected services).

DESCRIPTION

A well maintained and flat parcel of paddock land within a single ring-fence in a quiet and appealing location on the southern outskirts of Gawcott. The Property is bounded by stock proof fencing and attractive, mature hedgerows. The land is divided into two parcels, with gated access provided between the two enclosures.

In all the Property extends to 5.445 acres (2.204 hectares). The northern parcel extends to approximately 1.008 acres (0.408 hectares), with the larger southern parcel extending to 4.437 acres (1.796 hectares). A bridleway runs along the southern boundary of the Property, fenced off from the land, with a field gate providing useful access.

There is direct access to the adopted Highway at Main Street via a gated entranceway.

BRIGGS&STONE

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PLANNING

There is potential for alternative uses and redevelopment (STP). Planning permission was granted in April 2015 to construct stables to include 6 boxes and tack room/store, a haybarn building, a muck store and creation of a Menage (ref 15/00455/app-14 April 2015). This planning permission was not implemented and has now lapsed but demonstrates precedent for such uses

Buyers are advised to satisfy themselves as to potential alternative uses.

GENERAL REMARKS

TENURE & POSSESSION

The Property is offered freehold with vacant possession granted upon completion.

METHOD OF SALE

Private Treaty.

SERVICES

There are no services connected to the Property.

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. Further details available on request.



OVERAGE

The land is to be sold subject to an overage of 20% of the enhanced value over and above the current use value of the land as the result of the grant of any relevant planning permission for residential or commercial redevelopment, for a term of 25 years from the date of completion.

No overage is payable for redevelopment for equestrian or agricultural uses. Further details available on request.

ENVIRONMENTAL SCHEMES

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

MINERAL & SPORTING RIGHTS

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

LOCAL AUTHORITY

Buckinghamshire County Council.

LEGAL COSTS

The parties are to bear their own costs.

WHAT3WORDS

Gate entrance: ///sigh.dwarf.seriously

VIEWINGS

By appointment through selling agents, Briggs and Stone Ltd.

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INFORMATION PACK

Supplementary information is available on request.

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