

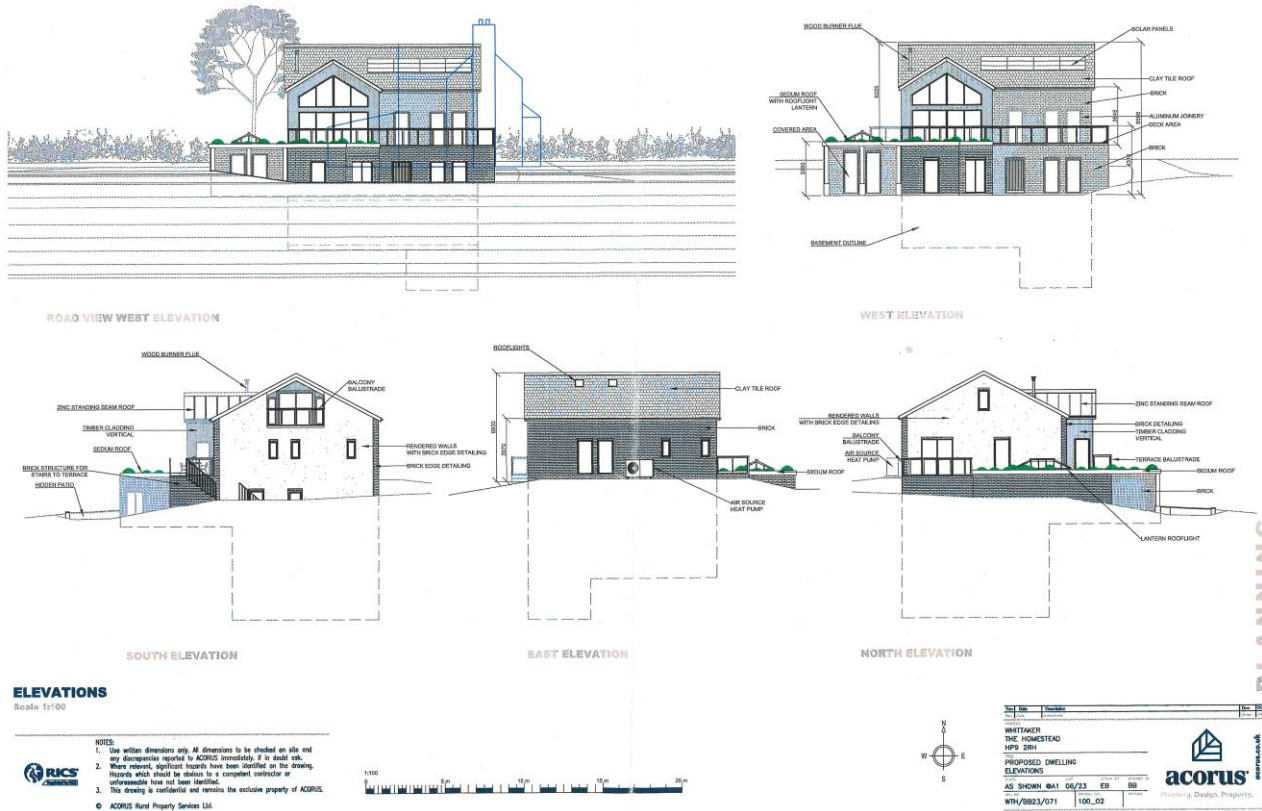


The Homestead

Bottom Lane, Seer Green, Buckinghamshire

TIM RUSS
& COMPANY

The Homestead Bottom Lane Seer Green Bucks HP9 2RH



- New Build Opportunity 4865 sq ft
Including basement 3825 sq ft
excluding basement – plans available
in the office.
- Exceptional rural position surrounded
by fields
- Planning granted on appeal
- Ref: PL/23/2100/FA
- Existing house standing on plot of

Offers invited

Price Guide

£2.35 Million

Freehold

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& COMPANY

Situation

Positioned in the southern edge of the Chiltern Hills, set in a fold in the hills, this development site occupies an exceptional position in a hidden valley between the edge of Seer Green and Beaconsfield in an idyllic rural location - so difficult to find yet so close to London and all the amenities.

There are local shops in Seer Green, two pubs, two churches and sports facilities. There is a train service at Seer Green and Jordans station to Marylebone on the Chiltern line.

Description

The Homestead was built, we understand in about the 1920's, the property being in the same family ownership from new. The third generation of the family have decided to sell, and this is the first time the house has been placed on the market for sale for about 100 years.

The house was built in an elevated position to gain the best of the views and outlook before planning rules became so complex. It is approached by a narrow lane and surrounded by fields, bordered by a few large country houses. The house enjoys quite an exceptional outlook looking out across fields and woodland enjoying the best of the south and westerly sun.

Planning

Planning permission granted for the replacement of existing building with superb contemporary eco-friendly building maximizing the outlook. site. Ref: PL/23/2100/FA

The application was originally refused by Buckinghamshire Council but was granted upon appeal. The Appeal documentation is available from the agents' offices together with the relevant plans.

What is interesting to read is that the inspector who determined the application indicated in the report that there was capability of the property to be made larger by our reading. Obviously, this would need a further planning application to be tested.

Services

Mains water and electricity is supplied to the existing house, there is no mains sewerage.

Land

The property is approached up a driveway to the front with ample parking for several vehicles. There are a number of outbuildings, stores and old piggeries that provide further opportunities, the land gently descends in a westerly direction down

to Bottom Lane. The vendors have retained an access using the existing entrance to provide access to their retained field. In all the land extends to 0.841 acres.

EPC Rating: Existing dwelling F

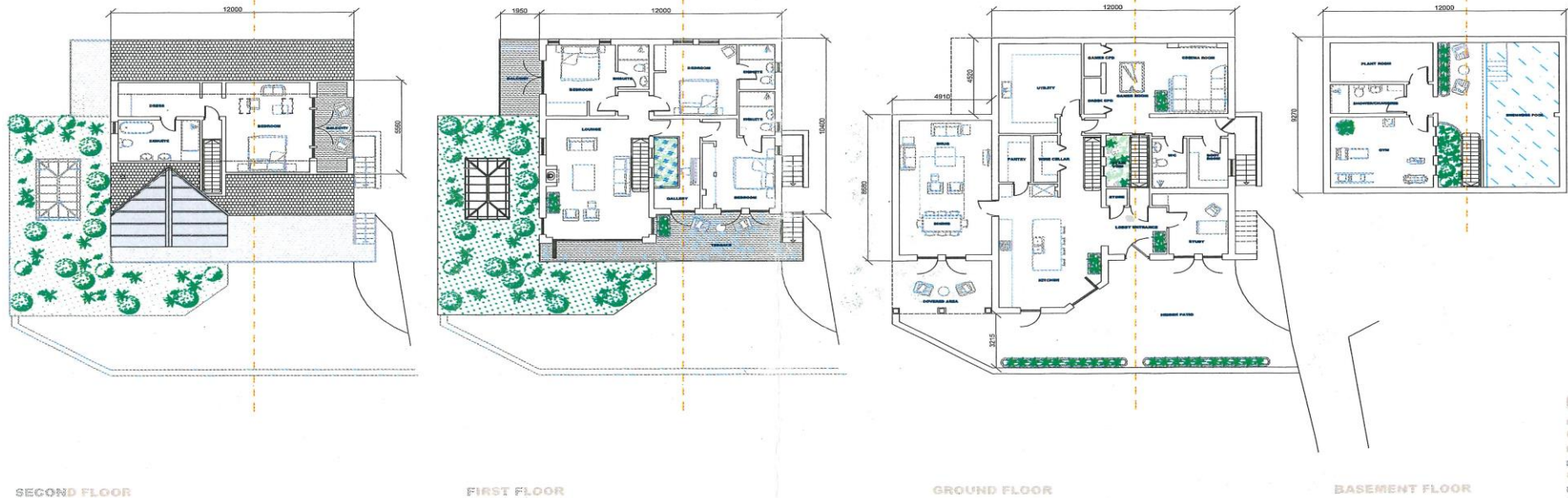
Council Tax Band: F

Sat Nav: HP9 2RH

Viewings:

Only by prior appointment by contacting The Land & New Homes Department, Beaconsfield Office.
Tel: 01494 681122.





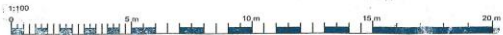
PLANNING

FLOOR PLAN

Scale 1:100



- NOTES:**
1. Use written dimensions only. All dimensions to be checked on site and any discrepancies reported to ACORUS immediately, if in doubt ask.
 2. Where relevant, significant hazards have been identified on the drawing. Hazards which should be obvious to a competent contractor or unforeseeable have not been identified.
 3. This drawing is confidential and remains the exclusive property of ACORUS.
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Rev	Date	Description	By	Chk
1	06/23	AS SHOWN	EP	BB
2	100_01	WTH/BB23/071		

WHITTAKER THE HOMESTEAD HP9 2RH
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