

LOT 4
4 Bed Barn Conversion & 4 Acres
BUCKINGHAMSHIRE

FOR SALE (Freehold)



PJSA

Chartered Surveyors & Architects | Property & Planning Consultants

FOR SALE £750,000



1



4



2

DESCRIPTION

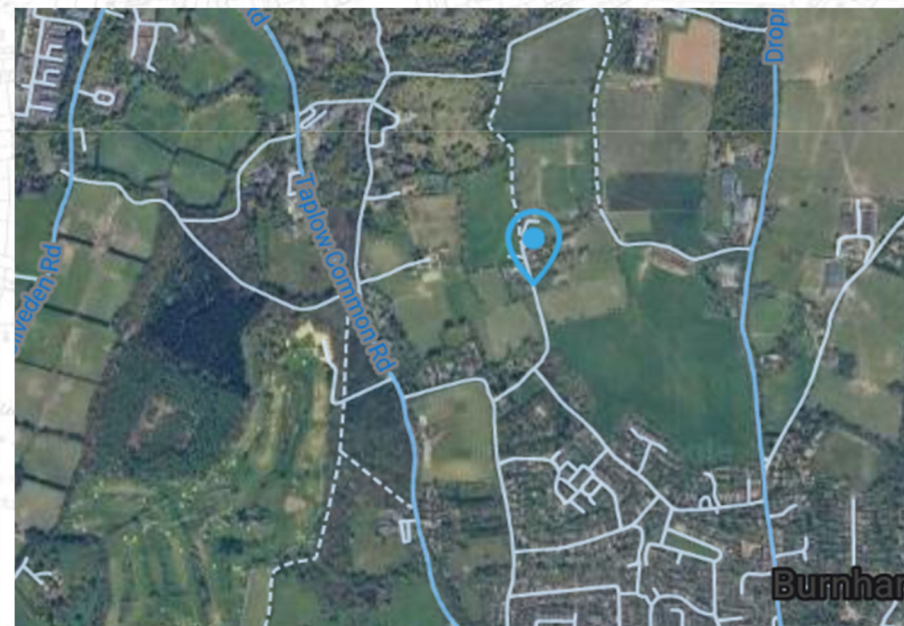
A 4 bedroom barn conversion for sale (Prior Approval for conversion to a single dwelling). Set in a rural location on a quiet country road, with 4 acres of grounds (flat pasture/grassland) and plenty of parking outside the barn.

The proposed house is 186sqm and set out on one level. The design of the dwelling is one storey. Entering the house into a porch onto the central hub of the house - an open plan kitchen and dining and living area with a separate 'snug' room adjacent. There are 4 bedrooms. The master bedroom is large with a generously sized walk-in wardrobe and ensuite bathroom. There is a separate bathroom and WC as well.

The barn is set on 4 acres of pasture land. The property benefits from having its own electricity supply, private drainage and water supply (water supply currently shared with neighbouring property) saving substantially on service connection costs.

KEY FEATURES

- 4 bedroom barn conversion for sale
- 4 acres of grassland
- Set down a private track
- Prior Approval for conversion to a single dwelling
- Located in Buckinghamshire
- Investment opportunity
- Close to local amenities, M4 and areas of interest



SITUATION

Located in rural Buckinghamshire, off a private track which connects to the public single track lane, it is a quiet and peaceful setting, with hardly any passing traffic on the nearest lane.

Facilities and amenities nearby in the village of Burnham with facilities such as National Trust Houses, National Trust Parks, horse-riding, golf courses and only 5 miles from the M4 and M40.

LOCAL AUTHORITY

South Bucks

LOCATION

Near Burnham, Buckinghamshire

FURTHER INFORMATION

SERVICES:

Mains drainage, mains electricity, mains gas. Gas line runs under land.

ACCESS:

Unadopted single-track tarmac road maintained by residents (Brickfield Lane)

TENURE:

FREEHOLD Vacant possession

PLANNING/DEVELOPMENT:

Prior approval from agricultural to residential. Ref on South Bucks Planning portal is PL/24/0213/PNAD

BOUNDARIES:

As per the Land Registry compliant plan

EASEMENTS & RIGHTS OF WAY:

None known

VAT:

Not applicable

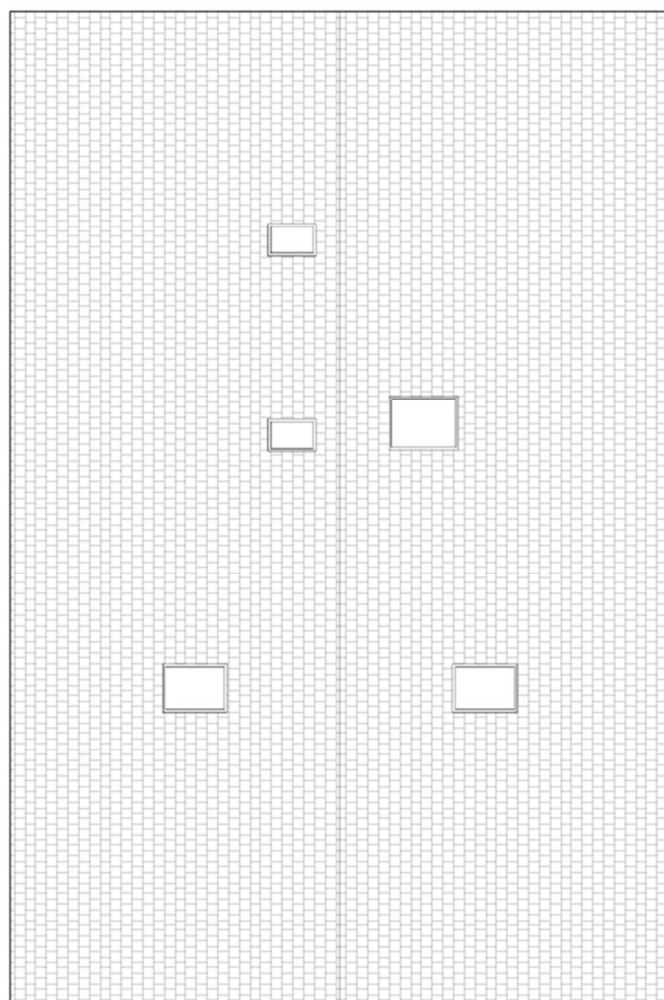
VIEWINGS:

Please be prepared to show proof of funds and strictly by appointment only (locked gates)

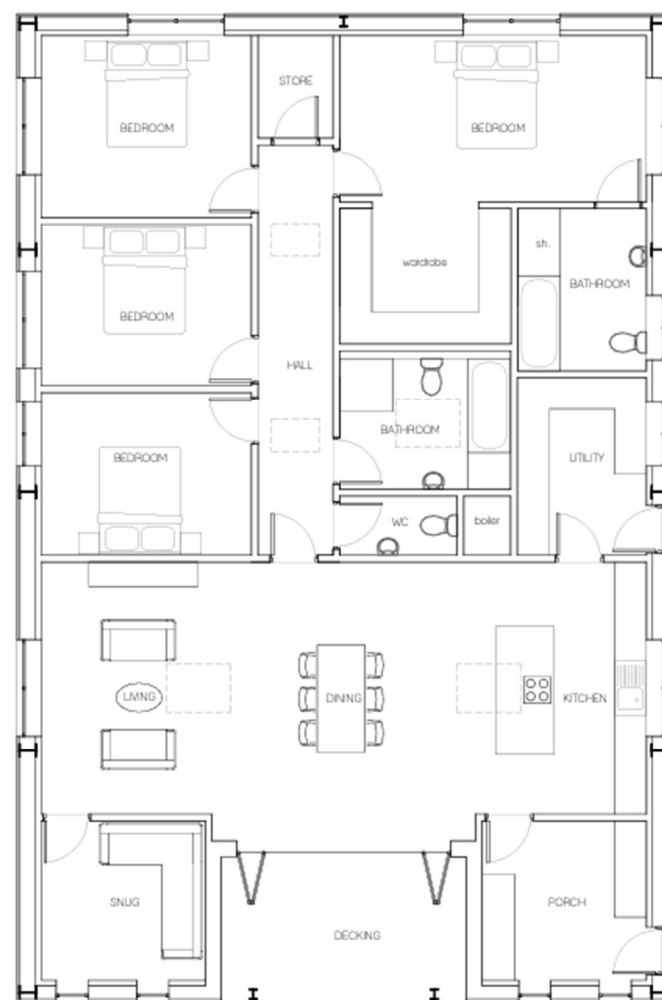
TITLE NO.

Currently part of title BM189880. New Land Registry Compliant plan to replace this title for this lot for sale.





ROOF PLAN



FLOOR PLAN

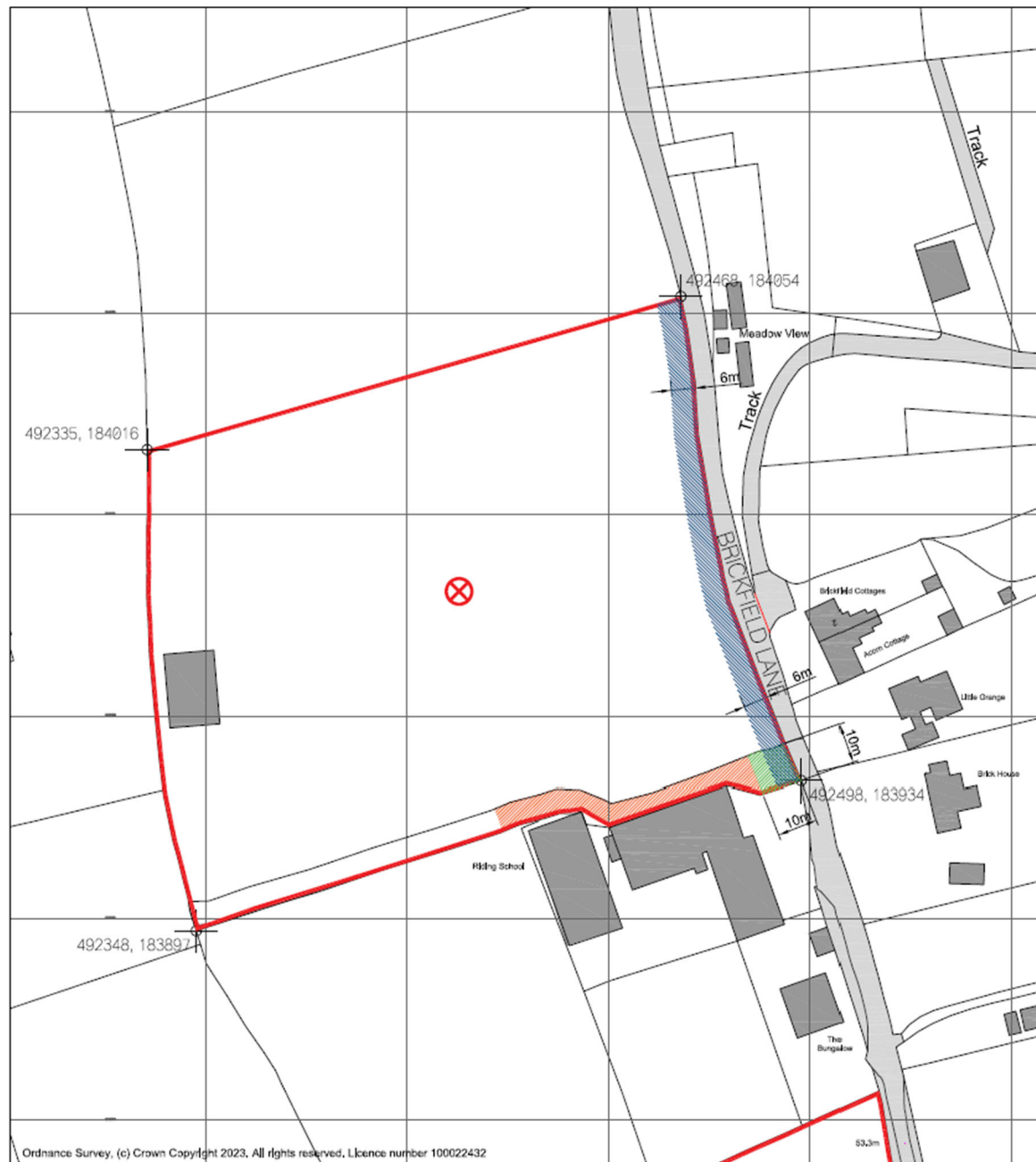


Proposed Floor Plan	1:100	A3	PJSA-03-01	-
BRIDLEWAYS, BRICKFIELD LANE BURNHAM SL1 8LF	CHALLIS		27/12/23	
<p>PJSA RIBA RICS</p> <p>Chartered Surveyors & Architects Property & Planning Consultants</p> <p>PJSA Ltd The Old Place, Lock Path, Dorney Windsor, Berkshire, SL4 6QQ 01753 855011 enquiries@pjsa.co.uk www.pjsa.co.uk</p> <p><small>Drawn copyright reserved - For identification purposes only licence no. Es 100011624 based upon ordnance survey plans with the permission of the controller of her majesty's stationery office</small></p>				



Lot 4 - Brickfield Lane, Burnham, SL1 8LF

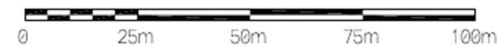
LAND REGISTRY COMPLAINT PLAN



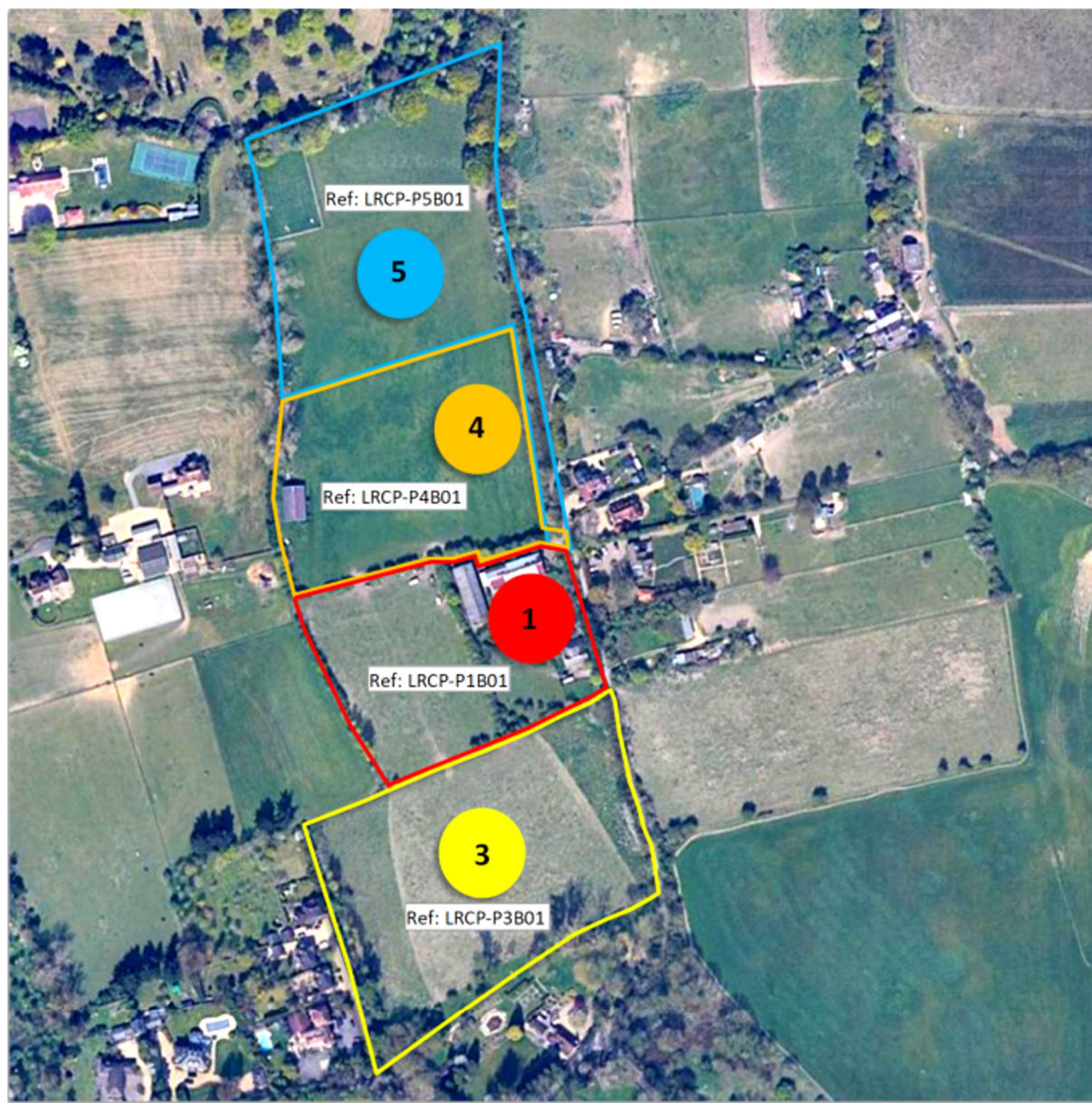
- ROW to plot 1
- ROW for retained land for 9 months
- ROW to plot 5



X Easting 492413
Northing 183981



Land Registry Compliant Plan	1:1000	A3	LRCP-P4B01	C
BRIDLEWAYS, BRICKFIELD LANE BURNHAM SL1 8LF	CHALLIS		10/09/24	
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