



## Hillside Farm Lillingstone Road, Akley, Buckinghamshire, MK18 5HZ

### Price On Application

A rarely available 1.1 acre former livestock farm with development potential subject to obtaining the necessary planning permission on the outskirts of Akeley village.

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575

Email [towcester@howkinsandharrison.co.uk](mailto:towcester@howkinsandharrison.co.uk)

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Branches across the region and an office in central London

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PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX





### **Situation**

The property is situated to the north of the village of Akeley, accessed via Lillingstone road. Situated approximately 3 miles north of the market town of Buckingham which provides a range of local and amenity services together with education and employment opportunities.

### **Description**

Hillside Farm is situated in a rural location with far reaching views across the countryside. A former set of livestock buildings extending to approximately 1483 sqm comprised of a mixture of construction types ranging from stone to steel portal frame.

### **Planning**

The land and buildings have no planning history other than for the former use as a working livestock farm.

### **Plan, Area & Description**

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or agents in respect of any error, omission or misdescriptions. The plan is for identification purposes only.

### **Services**

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own inquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

### **Rights of Way**

The property is sold with the benefit of any rights of way or easements that benefit or affect the property in any way whether disclosed or not.

### **Method of Sale**

Offers are invited on an unconditional basis for the freehold interest. All offers must be received by Tuesday 27th July 2021 and should be emailed to both joint agents: Jeffrey.servent@connells.co.uk and Andrew.pinny@howkinsandharrison.co.uk. The interested buyer will need to provide proof of funding and relevant information to satisfy identification and anti-money laundering requirements. The vendor reserves the right to not accept any offer, and the right to accept an offer prior to the deadline date

### **Tenure and Possession**

The whole of the property is offered freehold with vacant possession being given upon completion.

### **Local Authorities**

Buckinghamshire Council Tel. 01296 585858

Anglian Water Tel. 0345 60 66 087



Western Power Tel. 0800 096 3080

### **Viewing**

Viewings are strictly by appointment only to be confirmed by the agents





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

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