



AMENITY LAND

Quainton, Aylesbury, Buckinghamshire, HP22 4BX

BROWN & CO

DESCRIPTION

The paddock is located off Station Road, to the south-west of the village of Quainton. The paddock is permanent pasture and has been used as garden land over the past few years. The paddock benefits from a useful timber building.

The paddock is partially stock fenced and bordered by hedges and fencing. The total property extends to 0.48 acres (0.19 ha) and can be seen shaded pink and edged red on the plan.

LOCATION

The property is situated in the Vale of Aylesbury in the county of Buckinghamshire. The property lies between the cities of Oxford and Milton Keynes, near the town of Aylesbury.

Aylesbury is approximately 7 miles to the south-east of the property, whilst Bicester is approximately 11 miles to the north-west. Railway services from Bicester provide connections to Oxford, London and Birmingham.

TENURE AND POSSESSION

The property is For Sale by Private Treaty with Vacant Possession on completion.

DEVELOPMENT CLAWBACK

The Vendor reserves the right to receive 30% of any uplift in value in the event that planning permission is granted (payment on the earlier of sale or implementation) for any use other than agricultural, equine or garden land, running for a period of 30 years from the date of completion.

SERVICES

No services are connected to the property.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registered number OC302092.

ACCESS

The paddock is accessed off Station Road, via a vehicular track (adjacent property no 69 Station Road), leading to a metal entrance gate.

A right of way for all purposes and at all times will be reserved over the track for the benefit of the owners of no 69 Station Road.

WHAT 3 WORDS LOCATION SEQUENCE

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VIEWING

Viewing is permitted during daylight hours and will be strictly by appointment with Brown & Co, Banbury Office. Please contact: Daisy Miller | 01295 273555 | daisy.miller@brown-co.com

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all the boundaries and neither the Vendor nor the Vendor's agents will be responsible for defining the boundaries nor their ownership.

PLANS, AREAS AND SCHEDULES

The plans are published for illustrative purposes only, although they are believed to be correct their accuracy is not guaranteed.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

GENERAL REMARKS & STIPULATIONS

These particulars are Subject to Contract.

