

LAND AT HOME FARM



WINSLOW ROAD | GREAT HORWOOD | MILTON KEYNES

LAND AT HOME FARM

Winslow Road, Great Horwood, Milton Keynes, MK17 0QN

Approximately 359.70 acres (145.57 hectares) of productive agricultural land

Productive Agricultural Land | Good Access | Strategic Location
FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN UP TO 6 LOTS

LOCATION

The land at Home Farm surrounds the village of Great Horwood in the county of Buckinghamshire. The property is approximately 4.7 miles south-east of the town of Buckingham, 2 miles north of Winslow and 7.5 miles south-west of the city of Milton Keynes.

Services and amenities are available at Winslow. Milton Keynes Railway Station provides a direct train service to London.

DESCRIPTION

The property comprises productive arable and pastureland near Great Horwood. The total property extends to approximately 359.70 acres (145.57 hectares).

TENURE AND POSSESSION

The Freehold is For Sale with Vacant Possession upon completion.

METHOD OF SALE AND LOTTING

The property is For Sale by private treaty as a whole or in up to 6 lots:

- Lot 1 – Land at Home Farm extending to 226.13 ac (91.51 ha).
- Lot 2 – Land off Winslow Road extending to 24.89 ac (10.07 ha).
- Lot 3 - Land at Bowdens extending to 15.04 ac (6.09 ha).
- Lot 4 – The Park extending to 21.09 ac (8.54 ha).
- Lot 5 – The Common extending to 26.09 ac (10.56 ha).
- Lot 6 – The Grove extending to 46.46 ac (18.80 ha).





LOT 1 – LAND AT HOME FARM

Agricultural land comprising 140.52 acres (56.87 hectares) of arable land and 85.61 acres (34.64 hectares) of pastureland. The property benefits from direct road access from Pilch Lane and it is bordered by two streams.

This lot extends to a total of approximately 226.13 acres (91.51 hectares) and can be seen shaded green on the site plan.

LOT 2 – LAND OFF WINSLOW ROAD

A large block of pastureland, accessed directly of the Winslow Road.

This lot extends to a total of approximately 24.89 acres (10.07 hectares) and can be seen shaded purple on the site plan.

LOT 3 – LAND AT BOWDENS

A block of pastureland in 3 sections containing a brick building to the eastern boundary. This lot is in a strategic location close to the village, providing the purchaser with long term planning potential (STPP).

This lot extends to a total of approximately 15.04 acres (6.09 hectares) and can be seen shaded yellow on the site plan.

LOT 4 – THE PARK

A productive block of arable land on the edge of the hamlet of Singleborough with good access to the A421.

This lot extends to a total of approximately 21.09 acres (8.54 hectares) and can be seen shaded blue on the site plan.

LOT 5 – THE COMMON

A block of pastureland accessed directly off Nash Road, which leads from the village of Great Horwood directly to the A421.

This lot extends to a total of approximately 26.09 acres (10.56 hectares) and can be seen shaded red on the site plan.

LOT 6 – THE GROVE

A block of pastureland lying adjacent the A421, with access off the lane leading to Little Horwood.

This lot extends to a total of approximately 46.46 acres (18.80 hectares) and can be seen shaded orange on the site plan.



SERVICES

Mains water is connected to Lots 2, 5 & 6. Most of the land has the benefit of land drainage.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered For Sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

There is a footpath along the brook in Lot 1. There are also footpaths traversing Lots 4 & 5.

BOUNDARIES

The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.

LOCAL AUTHORITY

Buckinghamshire Council - 0300 1316000.

SPORTING, MINERAL AND TIMBER RIGHTS

Sporting, mineral and timber rights will be included within the freehold so far as they are owned by the Vendor.

COUNTRYSIDE STEWARDSHIP

The land is not subject to any stewardship schemes.

BASIC PAYMENT SCHEME

The land has historically been registered for payments under the Basic Payment Scheme and all entitlements relevant to the land will be retained by the vendor and not available to the purchaser on completion of the sale. The land will be transferred on the RPA system to the purchaser on completion.

TRANSFER OF UNDERTAKINGS (PROTECTION OF EMPLOYMENT REGULATIONS)

There are no farm employees to be transferred under TUPE regulations.

FIXTURES AND FITTINGS

Those items mentioned in these particulars are included in the freehold sale and the property is sold as seen.

HEALTH AND SAFETY

For your own personal safety and that of others, interested parties should be vigilant and follow instructions given by the vendor or Brown & Co when inspecting the property. Particular care should be taken when walking around areas where machinery or vehicles are operating.

WHAT 3 WORDS LOCATION SEQUENCE

Lot 1 – piper.savings.composts

Lot 2 – blurred.holdings.reclined

Lot 3 – limitless.girder.woodstove

Lot 4 – zoom.dusts.forgiving

Lot 5 – analogy.origin.amphibian

Lot 6 - loom.stew.slip

VIEWINGS

Viewing is strictly by appointment with Brown & Co.

Please contact:

Tom Birks - 01295 220220 – tom.birks@brown-co.com

Daisy Miller – 01295 220207 – daisy.miller@brown-co.com

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 or equestrian, running for a period of 30 years from the date of completion.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the most recent Anti-Money Laundering legislation, purchasers will be required to provide proof of identity and address to the Vendor's agents once an offer has been submitted and accepted (Subject to Contract) prior to solicitors being instructed.

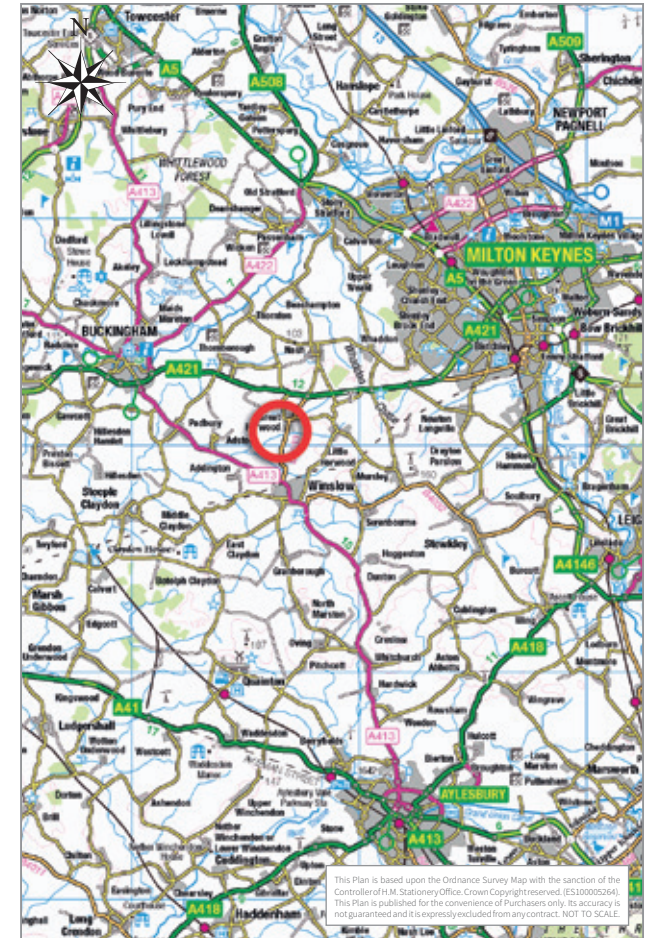
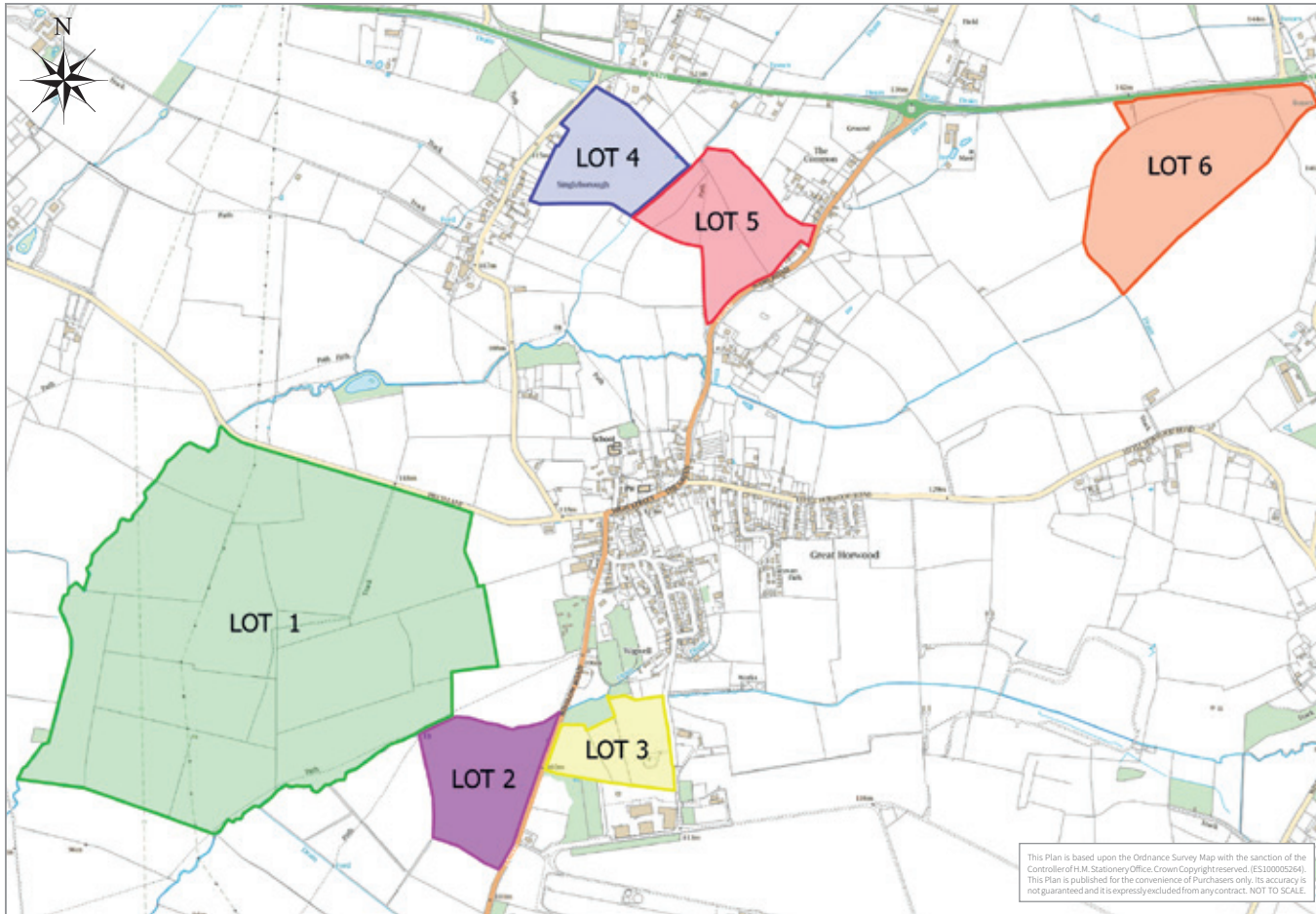
PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and is based on the Land Registry Title Plan however, it is not to scale. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

GENERAL REMARKS AND STIPULATIONS

These particulars are Subject to Contract.





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 of 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 Basic 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 Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in October 2023. Brochure by wordperfectprint.com.

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