



# PASTURELAND OFF BLETCHLEY ROAD

Drayton Parslow, Buckinghamshire, MK17 0LA



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Approximately 16.78 Acres (6.79 Hectares) of permanent pasture

Suitable for Equine Use (STPP) | Productive Pasture | Road Access

FOR SALE BY PRIVATE TREATY AS A WHOLE

### LOCATION

The property is situated on the outskirts of the village of Drayton Parslow, which is approximately 6.62 miles south west of Milton Keynes, 4.35 miles north west of Leighton Buzzard and 9.42 miles north of Aylesbury.

### DESCRIPTION

The property is set in two main field enclosures and extends to a total of approximately 16.78 acres (6.79 hectares). The land is pastureland bordered by mature hedgerows and a brook to the western boundary. The land has access off the public highway and has potential for change of use to equestrian (STPP).

### METHOD OF SALE

The property is offered For Sale by Private Treaty as a Whole.

### TENURE AND POSSESSION

The Freehold is For Sale with Vacant Possession.

### RESTRICTIVE COVENANT

The Property will be subject to a restrictive covenant not to use it for any kind of intensive farming, pig farming or other activity which is or may be noxious or cause an odour to transmit to neighbouring properties.

### BASIC PAYMENT SCHEME

Basic Payment Scheme Entitlements can no longer be transferred and are not included in the sale.

### 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.

### 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 an oil pipeline to the southwestern boundary.

### SERVICES

No services are currently connected to the land.

### WHAT 3 WORDS LOCATION SEQUENCE

worthy.carpets.absorbing

### ACCESS

The property is accessed directly off Bletchley Road through a metal gate, which leads from the village of Drayton Parslow.

### VIEWING

Viewing is strictly by appointment with Brown & Co.

Please contact:

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

### PLANS, AREAS AND SCHEDULES

This has 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.

### BOUNDARIES

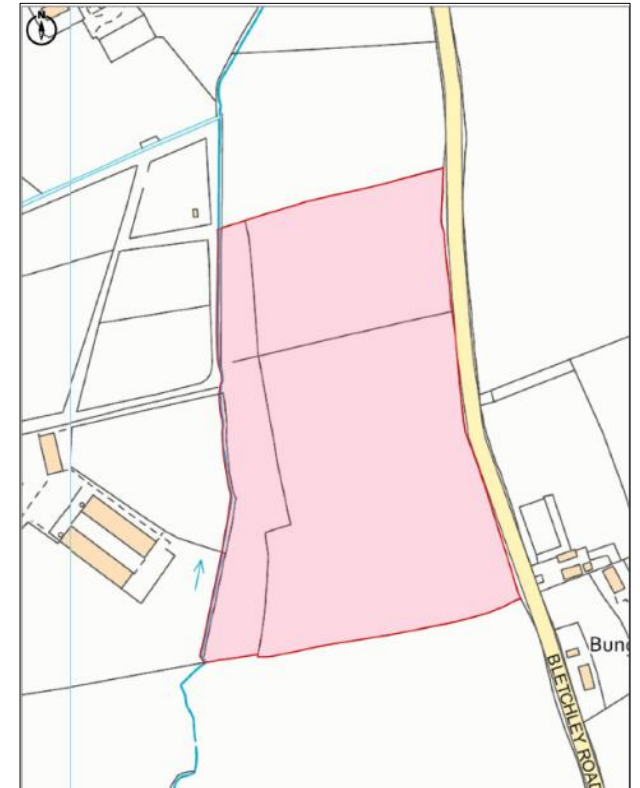
The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.

### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with 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.

### 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 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 St, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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