



# TUNDLERS CROFT

Thame Road, Longwick, Princes Risborough, HP27 9QU

**BROWN & CO**



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Approximately 2.70 Acres of paddock land and bungalow in need of renovation. .

Bungalow | Paddock land | Road Access

FOR SALE BY PRIVATE TREATY AS A WHOLE

LOCATION

The property is situated on the outskirts of the village of Longwick which is approximately 2.58 miles north west of Princes Risborough, 3.83 miles east of Thame and 3.48 miles north east of Chinnor.

DESCRIPTION

The property is a two bedroom bungalow with a large garden and set in approximately 2.70 acres of paddock land adjacent to the property. The bungalow is currently vacant and is in need of substantial improvements before it is suitable to be lived in. The property has two access points off the public highway. The plot lends itself to redevelopment and may be suitable for a replacement dwelling (STPP).

METHOD OF SALE

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

TENURE & POSSESSION

For sale by Private treaty with Vacant Possession upon completion.

BASIC PAYMENT SCHEME

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

LAND

The land is approximately 2.70 acres of Grade 4 paddock land.

BUNGALOW

The bungalow lies on the edge of the village Longwick with rural views over the paddock land. Tundlers Croft is a two bedroom detached bungalow constructed of brick under a tiled roof. It was constructed in the late 1930’s and benefits from off road parking and mature gardens. It is in need of renovation and lends itself to redevelopment (STPP).

The accommodation currently extends as follows:

Name	Description	Area		Sqm
Hallway	Carpet, front door & hatch to void.	4.78	x 0.94	4.49
Living Room	Bay window, evidence of structural damage, covered up fireplace and carpeted.	3.82	x 3.35	12.80
Reception Room	Carpet, fireplace, bay window.	3.81	x 3.35	12.76
Livingroom	Fireplace, carpeted.	3.35	x 3.29	11.02
Kitchen	Electric meter boxes, door to porch, part tiled walls, sink unit and lino flooring.	2.24	x 2.13	4.77
Family Bathroom	Walk-in shower cubicle, WC, wash hand basin, lino floor, part tiled walls, modern extractor fan.	1.82	x 1.81	3.29
Bedroom	Carpet, covered up fireplace, picture rail, evidence of structural failure.	3.44	x 3.35	11.52
Garage	Timber front & clad garage, concrete floor, electric connected, corrugated asbestos roof, dilapidated lean-to to the rear.	4.66	x 3.40	15.84
Total				76.51



COUNCIL TAX

Tundlers Croft is in Council Tax Band E (£2,677.61 charge 24/25).

ENERGY PERFORMANCE CERTIFICATE

Tundlers Croft has an EPC rating of G2.

## LOCAL AUTHORITY

Buckinghamshire County Council – 0300 131 6000

## ACCESS

The property is accessed directly off the public highway and has separate access points for the land and the bungalow.

## SERVICES

The property benefits from mains water, electric, a private waste system and heating from electric storage heaters and fireplaces. There is a water trough located at point C. The purchaser will need to install a water pipe from point C to D and supply a sub meter.

## 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.

## SPORTING, MINERAL & TIMBER RIGHTS

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

## 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.

## VIEWING

Viewings are strictly by appointment with Brown & Co.

Please contact:

Lucy Elcock | 01295 220215 | [lucy.elcock@brown-co.com](mailto:lucy.elcock@brown-co.com)

Will Gasson | 01295 220200 | [William.gasson@brown-co.com](mailto:William.gasson@brown-co.com)

## WHAT 3 WORDS LOCATION SEQUENCE

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## 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. There are no known footpaths or bridleways over the land.

The purchaser will need to fence the boundary from point A to B marked on the plan within 3 months of completion with a stock fence (posts every 4m, stock netting and two strands of barbed wire).

## 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 sale or implementation) for any use other than agricultural or equine, running for a period of 30 years from the date of completion.

## PLANS, AREAS & SCHEDULES

Plans included within these particulars are for identification purposes only and shall not form part of any contract or agreement for sale.

## 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

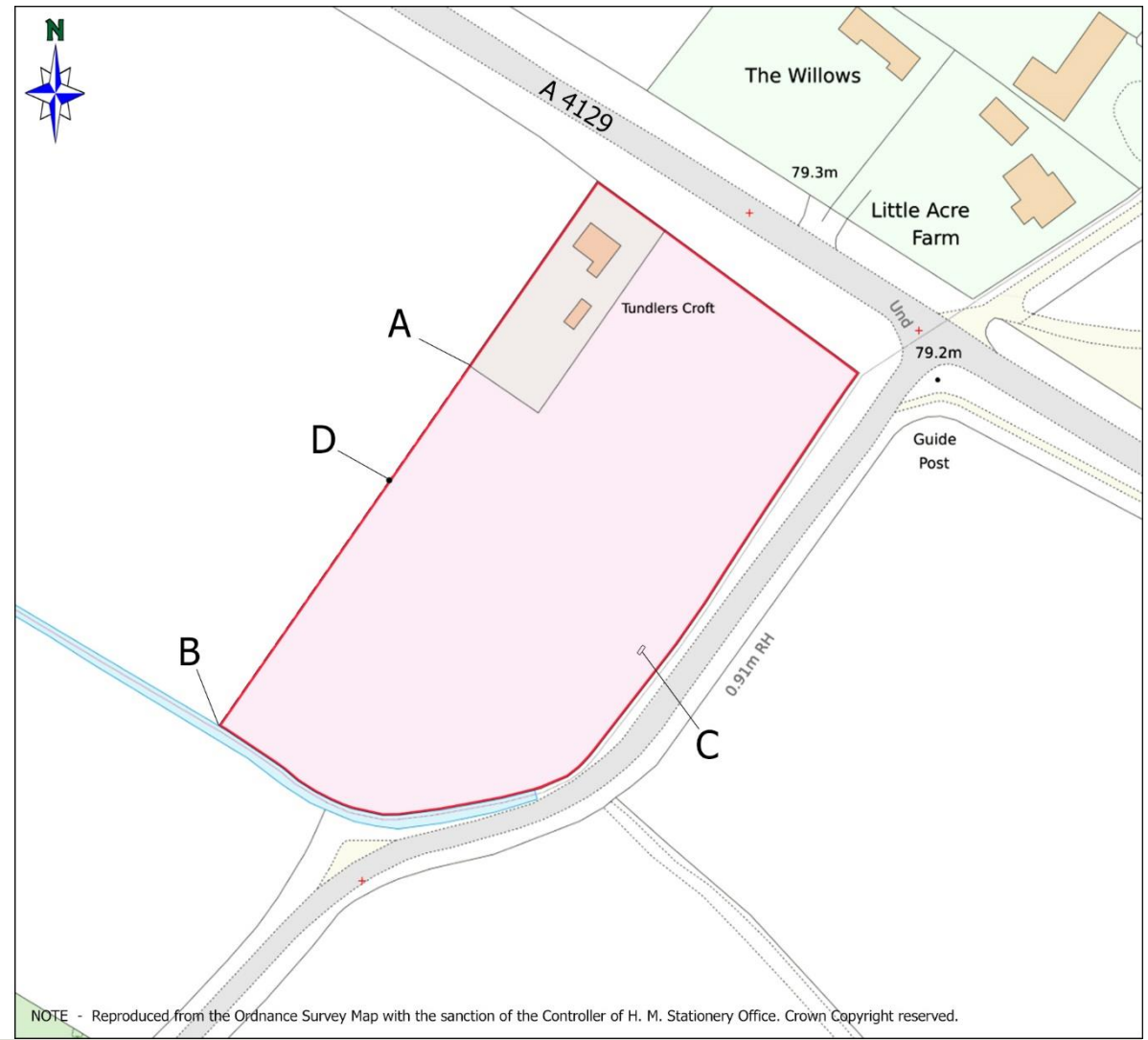
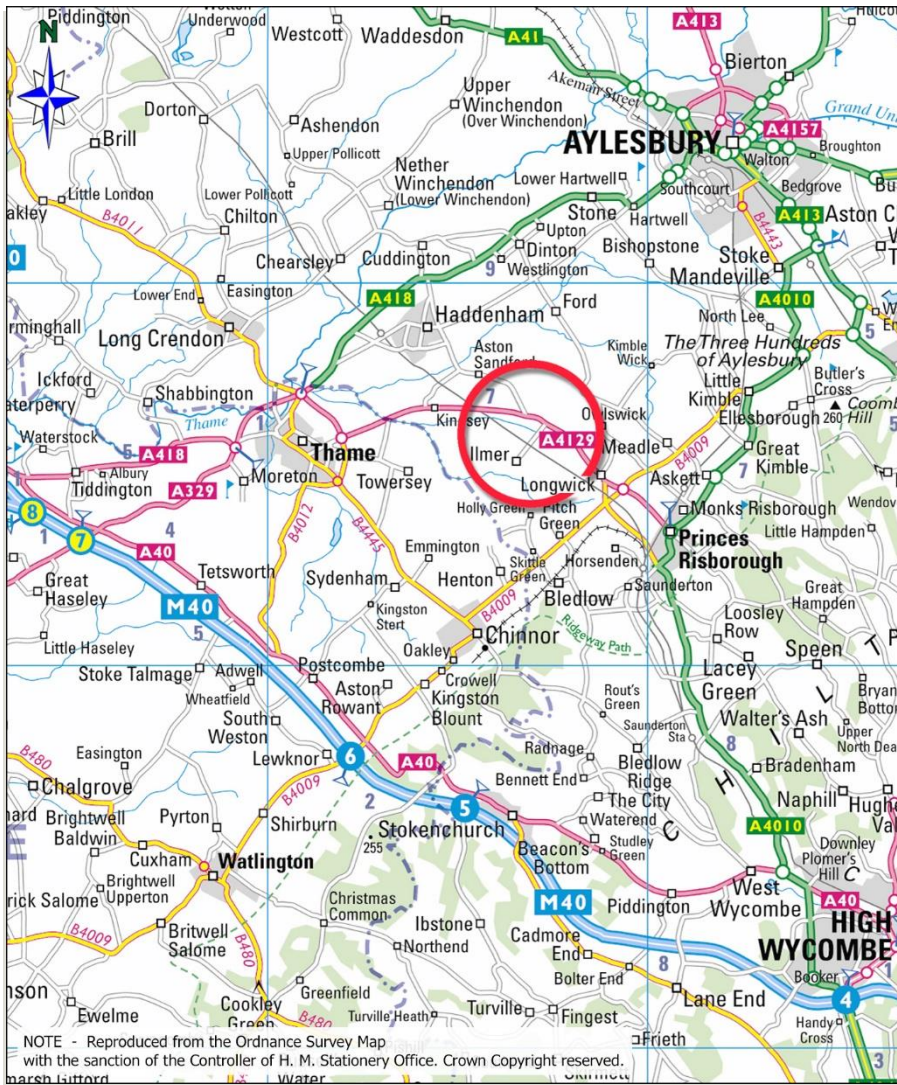
These particulars are Subject to Contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	2 G	

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# 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 others 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.

6 Manor Park, Banbury, Oxfordshire, OX16 3TB  
01295 273555 | [banbury@brown-co.com](mailto:banbury@brown-co.com)

