



Trusted since 1802  
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# SIMMONS & SONS

Land to the South East Side of Clappins Lane, Naphill, HP14 4SL  
82.12 acres (33.23 hectares)

Guide Price £950,000  
For Sale by Private Treaty

**Land to the South East Side of Clappins Lane  
Naphill  
Buckinghamshire  
HP14 4SL**

**For sale as a whole by Private Treaty**

**Description**

On the market for the first time in several generations is a rarely available block of woodland and farmland situated to the northeast of Naphill in Buckinghamshire. Extending to approximately 82.12 acres (33.23 hectares) in total, the land offers an exciting opportunity to own an ancient deciduous woodland (extending to 53.81 acres) together with a block of permanent pasture and arable land (extending to 28.31 acres). This picturesque piece of rural Buckinghamshire lies within easy reach of the neighbouring towns of High Wycombe and Aylesbury. London is also easily accessible from the M40 Motorway which is located nearby. The land offers possibilities for carbon capture or Biodiversity Net Gain offsetting.



**Situation**

The land is located approximately 4.7 miles to the north-northwest of High Wycombe and 11.6 miles to the south of Aylesbury. A location plan may be found at the end of these sales particulars.

**What3words: mountains.mixes.procures**

**Postcode: HP14 4SL**

**OS Grid Reference: SU847982**

**Access**

Access to the property is gained from Clappins Lane, Naphill via a steel field gate to the woodland at Point A and via a steel field gate to the pasture at Point B as illustrated on the plan attached to these sales particulars.



## **Services**

Interested parties are advised to undertake their own enquiries regarding service connections and utilities. There is a water trough located at Point C on the plan attached to these sales particulars.

## **Wayleaves, Easements and Third Party Rights**

The property is sold subject to and with the benefit of all rights of easements, wayleaves and rights of way, whether referred to or not in these particulars.

Public footpath HUG/9/2 runs north to south through the woodland and farmland, and public footpath HUG/1/1 runs northeast to southwest across the southeastern corner of the woodland, as illustrated on the plan attached to these particulars.

## **Timber, Minerals and Sporting Rights**

The timber, mineral and sporting rights are included in the sale insofar as they are owned.

## **Tenure**

The farm land is currently occupied by way of a Farm Business Tenancy. Vacant possession may be obtained upon the relevant service of a Notice to Quit. The land is being offered for sale as a whole by Private Treaty.

## **Planning**

The property is situated within the administrative boundaries of Buckinghamshire Council (Wycombe District). The land is located within the Metropolitan Green Belt and The Chilterns Area of Outstanding Natural Beauty (AONB).

There may be the opportunity to construct an agricultural or forestry building subject to planning consent. Interested parties are advised to make their own enquiries with regard to planning consent.

## **Overage Clause / Uplift Clause**

Please note that the sale of the land will not be subject to any overage or uplift clauses and therefore any sales contract will be unconditional. The vendor will not consider any "subject to planning" offers.

## Rural Payments Agency

The land has historically been registered for the Basic Payment Scheme. There is no current Countryside Stewardship Scheme or Sustainable Farming Incentive agreement in place. We are not aware that any Woodland Grant Scheme is in place.

## Local Authority

Buckinghamshire Council (Wycombe District)  
Walton Street Offices  
Walton Street  
Aylesbury  
HP20 1UA

T: 01296 395000

## Viewings

The property may be viewed during daylight hours by persons holding a set of these sales particulars. We require that you register your interest with us before viewing the land.

Persons entering the land on foot do so at their own risk. Please note that there may be grazing livestock within the pasture. Neither Simmons & Sons, nor the landowner, nor the livestock owner accept any liability for any consequential injury to persons within the property either by livestock or howsoever caused.



## Contact

Simmons & Sons Surveyors LLP  
32 Bell Street  
Henley-on-Thames  
RG9 2BH

Jonathan Greaves or Antonia van Deventer

T: 01491 529750

E: [jgreaves@simmonsandsons.com](mailto:jgreaves@simmonsandsons.com) or [avd@simmonsandsons.com](mailto:avd@simmonsandsons.com)

**Date of Particulars:** November 2023

**\*\*This property is being sold on behalf of a corporate client and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***





# SIMMONS & SONS

32 Bell Street, Henley-on-Thames  
Oxon, RG9 2BH  
Tel: 01491 571111

Land to the South East Side of  
Clappins Lane  
Naphill, HP14 4SL

1:5000 @ A4 03/11/2022



Map data shown may contain Ordnance Survey © products supplied by  
Pear Technology Services Ltd. Email: info@peartechnology.co.uk  
© Crown Copyright and database rights from date shown above  
Ordnance Survey © licence number 100023148



