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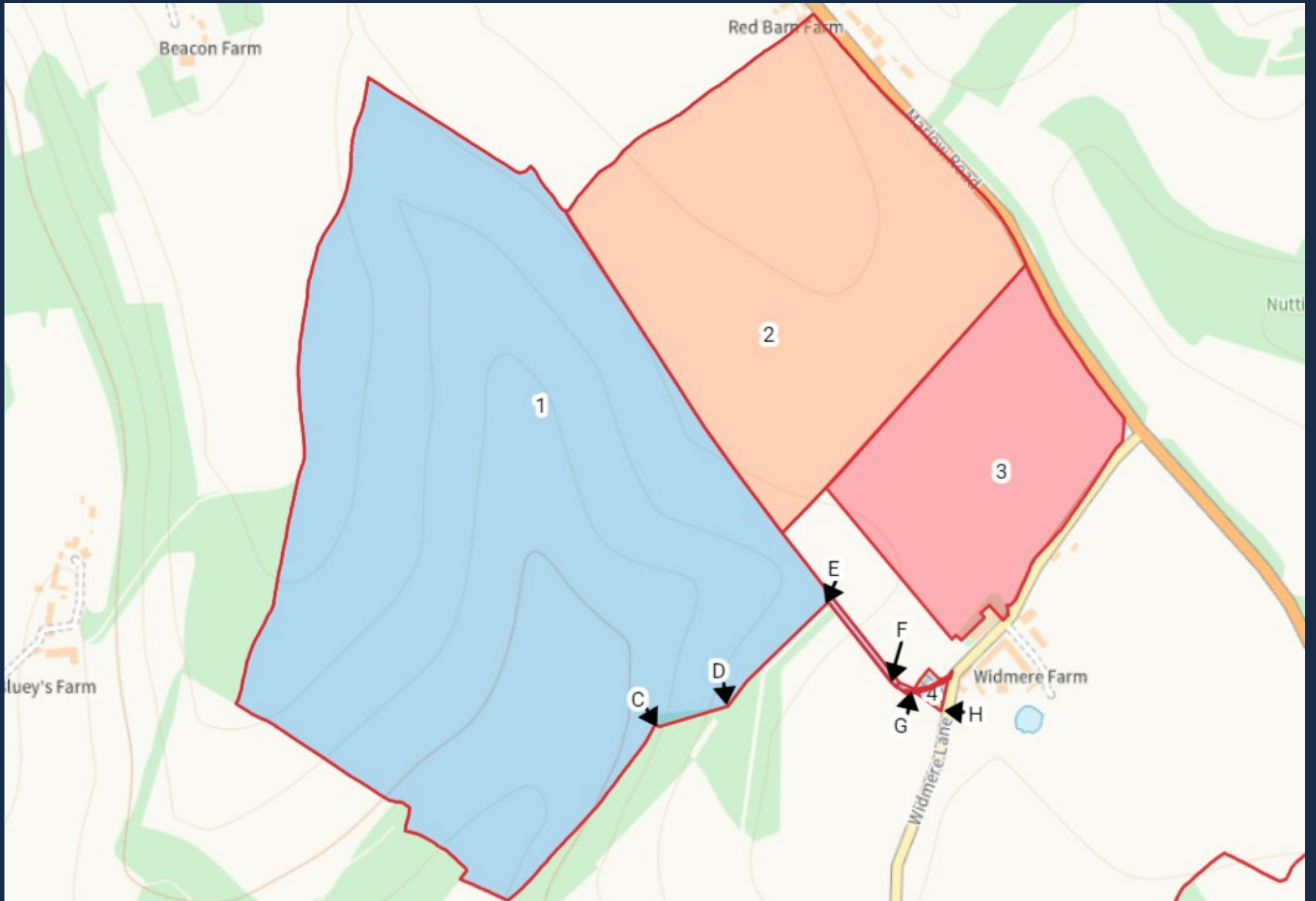
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



Widmere Farm Land

Widmere Lane, Marlow, Buckinghamshire SL7 3DF





**Land at Widmere Farm**  
**Widmere Lane**  
**Marlow**  
**SL7 3DF**



171.26 acres

Available as a whole or in upto 4 lots

Marlow 2.1 miles

Henley-on-Thames 10.3 miles

London 34 miles

M4 (J8/9) 11.3 miles

M40 (J4) 5.4 miles

All distances are approximate

**What 3 Words:** Lot 1 and 4 ///eagles.large.steepest

Lot 2 and 3 ///voted.data.meatball

**Land at Widmere Farm**

**Lot 1 - 101.69 acres coloured blue, Guide price £1,500,000,**

**Lot 2 - 47.53 acres coloured orange, Guide Price £950,000,**

**Lot 3 - 21.71 acres coloured red , Guide price £430,000.**

**Lot 4 - 0.33 acres including the timber building, Guide price £65,000.**

The farmland is shown outlined in red on the plan and comprises of a ring fenced parcel of 171.26 acres approx. held in three field enclosures including a private undulating valley setting with a traditional Chiltern chalk grassland bank, woodland fringes, and level arable "top" fields to the east. The fourth lot is located beside the road and includes a timber framed 540 sq ft storage barn with concrete floor.

Some field edges and corners are currently in a stewardship scheme until the 31st of December 2026 which provides for flower rich margins and plots, managed hedgerows, buffer strips on cultivated land, unharvested cereal headlands and winter bird food.

The farm benefits from a mix of rolling banks contrasting with more open flat arable top fields.

Grass banks provide a mix of wild flowers. Working with nature the farm has provided owl boxes and sites for bees together with a family shoot and high seats.

Details of the stewardship scheme are available from the agent.

**Boundaries**

Boundaries C-D-E-F-H-G-H on the plan are the responsibility of a neighbour to maintain.

**Method of Sale**

The property is offered for sale as a whole or in 4 lots.

**Tenure and Possession**

The farm is held freehold with vacant possession is available on completion.



## Services

There are no services connected to the land.

## Wayleaves Easements and Rights of Way

The property sold subject to the benefit of all rights included rights-of-way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations easements and wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes were specifically referred to or not.

## Holdover and Early Entry

Holdover may be reserved to permit the harvesting of all growing crops on the farm at the point of completion alternatively an ingoing valuation agreed between the vendors and purchaser may allow for early entry. Early entry in relation to cultivations would be undertaken at the purchasers risk.

## Health and Safety

All viewings are carried out at the sole risk of the viewer neither the selling agent nor the vendors takes responsibility for any injury caused.

## Directions

From the M4 (J8/9)

Take the A404 signed to Marlow and High Wycombe. Travel into central Marlow and take the B482 north out of the town towards Lane End. After 2 miles turn left into Widmere Lane. Continue along the lane to a Farmyard. Access to the Lot 2 and 3 and is gained firstly via a gate on the right hand side before the first building on the right and to the Lot 1 and 2 from the next entrance track on the right hand side.

From M40 (J4)

Take the A404 signed to Marlow. Travel into central Marlow and take the B482 north out of the town towards Lane End. After 2 miles turn left into Widmere Lane. Continue along the lane to a Farmyard. Access to the Lot 2 and 3 and is gained firstly via a gate on the right hand side before the first building on the right and to the Lot 1 and 2 from the next entrance track on the right hand side.

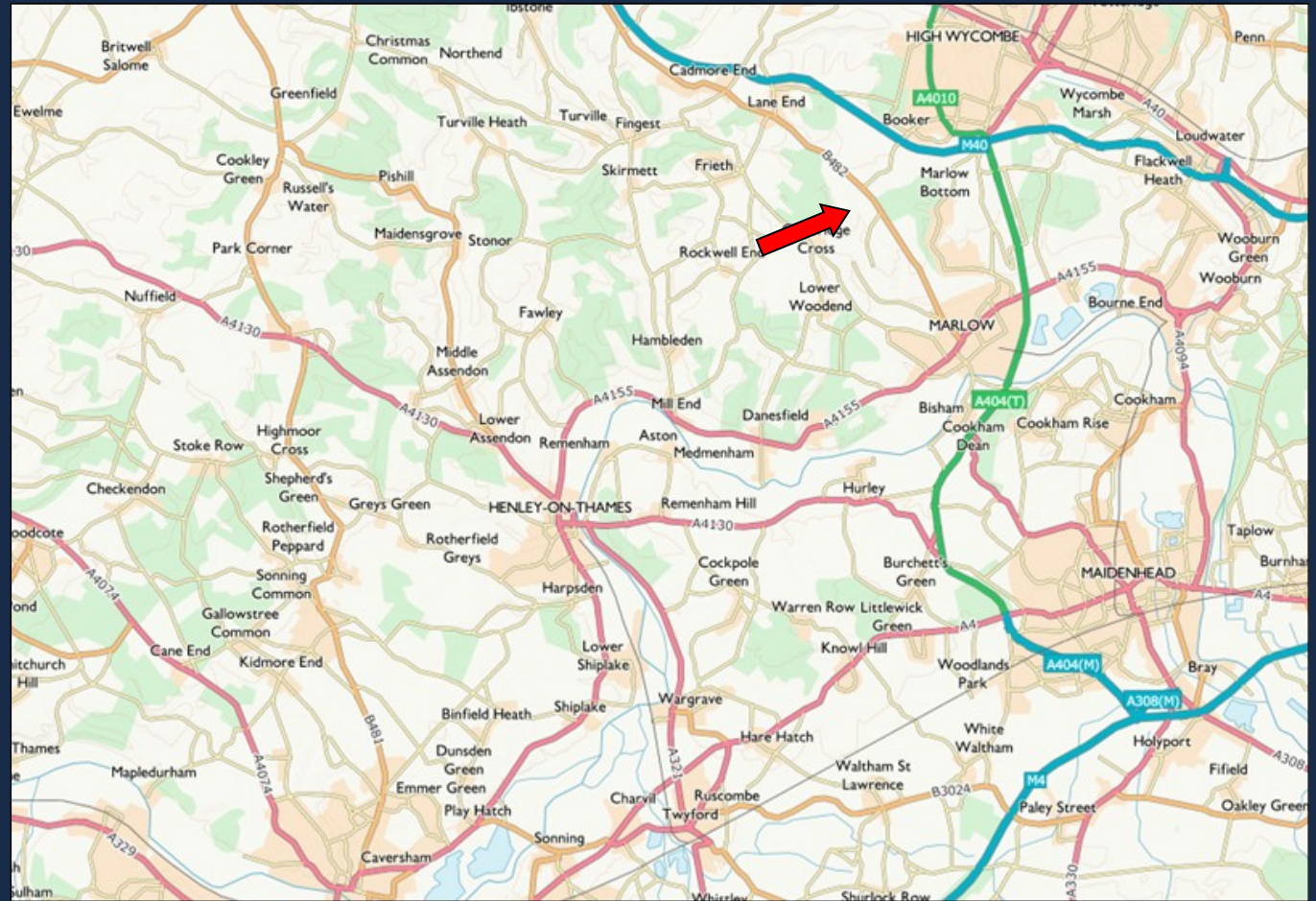


## Local Authority

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## VIEWINGS - Strictly by appointment with

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