

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

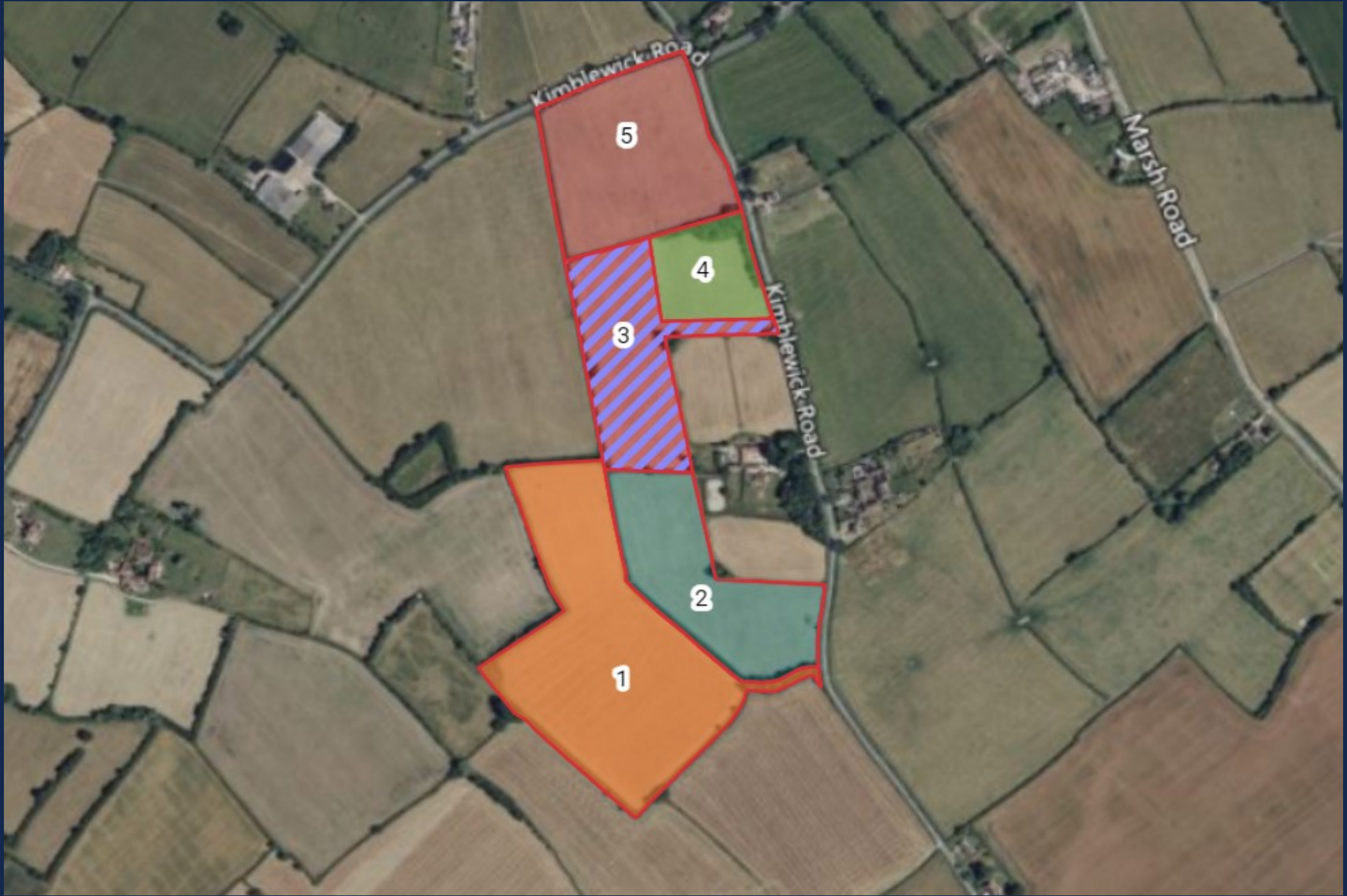
**SIMMONS & SONS**



Land at Kimblewick Road, Great Kimble HP17 8TB

51.42 acres (20.80 hectares)

For Sale as a whole or in up to 5 lots by Private Treaty



5

4

3

2

1

Kimblewick Road

Kimblewick Road

Marsh Road



**Land at Kimblewick Road  
Great Kimble  
Buckinghamshire  
HP17 8TB**

**For Sale as a Whole or in up to 5 Lots by Private Treaty**

**Description**

The land extends to approximately 51.42 acres of level permanent pasture divided into individual fields by live hedges, ditches and fences. The property is offered as a whole or in up to 5 Lots, 4 of which have road frontage and independent access gates onto the public Highway. The Land is situated in a quiet rural setting and benefits from distant views.

**Lot 1 - 18.52 acres of grazing land – Guide price £335,000**

**Lot 2 - 9.29 acres of grazing land – Guide price £190,000**

**Lot 3 - 8.40 acres of grazing land– Guide price £170,000**

**Lot 4 - 4.03 acres of grazing land– Guide price £110,000**

**Lot 5 - 11.18 acres of grazing land– Guide price £225,000**

**Situation**

The land is located in Buckinghamshire approximately 3.1 miles to the north east of Princes Risborough and 8.6 miles to the east of Thame.

**Tenure**

The land is being offered for sale, freehold with vacant possession on completion.





## Access

Access to the individual lots can be gained directly off the public highway (with the exception of Lot 3) via individual access gates. Internal gates allow for lots to be bought together.

The access for each lot can be found by using the What3 Words coordinates below :

Lot 1 - [///surely.pint.snippets](#)

Lot 2 - [///haunt.garlic.dramatic](#)

Lot 3 - Via a right of way over the Lot 4 entrance gate.

Lot 4 - [///fictional.tells.pheasants](#)

Lot 5 - [///supposing.unusually.immunity](#) and [///lizard.spurter.balconies](#)

## Fencing obligations

In the event of Lot 3 being sold separately from Lot 4, the purchaser of Lot 3 shall within 1 month of completion erect at their own expense a new stockproof fence on the common boundary to a minimum standard of timber posts, sheep netting and two strands of plain wire and thereafter to maintain the same.

## Services

There are no water or electrical services connected to the land and interested parties are advised to make their own enquiries regarding service connections and utilities.

## Wayleaves, Easements and Third Party Rights

The property is not crossed by any public rights of way but is in part crossed by overhead electricity cables. 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.

## Timber, Minerals and Sporting Rights

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

## Planning

The property is situated within the administrative boundaries of Buckinghamshire Council with administration via Wycombe Council.

The land is situated **outside** of both the Greenbelt and Area of Outstanding Natural Beauty (AONB).

A timber framed field shelter with a corrugated iron roof and cladding is located within the boundaries of Lot 3.

## Viewing

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

Kerry Clarke: [kclarke@simmonsandsons.com](mailto:kclarke@simmonsandsons.com) or 01491 634283

## Local Authority

Buckinghamshire Council.  
High Wycombe Council Offices,  
Queen Victoria Road,  
High Wycombe  
Hp11 1BB  
T: 0300 131 6000

**Date of Particulars: June 2024**



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

**sales • lettings & management • commercial • development • rural**

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

1 High Street  
Marlow  
Bucks  
SL7 1AX  
T: 01628 484353

12 Wote Street  
Basingstoke  
Hants  
RG21 7NW  
T: 01256 840077

Peper Harow  
The Estate Office  
Godalming  
GU8 6BQ  
T: 01483 418151