



The Old Coal Yard

Quanton Road | Waddesdon | Bucks | HP18 0LP



Williams
PROPERTIES

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Quainton Road | Waddesdon | Bucks | HP18 0LP

Yard and buildings for sale in the village of Waddesdon. The property can be found in the heart of the village along Quainton Road and set behind secure gates offering ample parking for several vehicles. There is a large open bayed workshop, a further barn to the side and an office.

Offers in excess of £200,000

- Double Storey Barn
- Office With Light & Power
- Water / Electric Supply
- Village Location
- Open Bayed Garage/Workshop
- Open Plan Yard
- Commercial Use
- Secure Double Gates

Waddesdon

Waddesdon village is steeped in history including a church of Norman origins and the magnificent Waddesdon Manor. Extensive shopping facilities are situated at Bicester Village Retail Outlet, Aylesbury, Milton Keynes and Oxford. The village itself offers a Shop including a Post Office, a Doctor's Surgery, Pubs, the Five Arrows Hotel and an Indian Restaurant. Primary and Secondary Schools can be found in the village and Grammar Schools at nearby Aylesbury. Commuting by train can be found just 4miles away at the Aylesbury Parkway station with railway links to London (Marylebone approx. 57 mins).

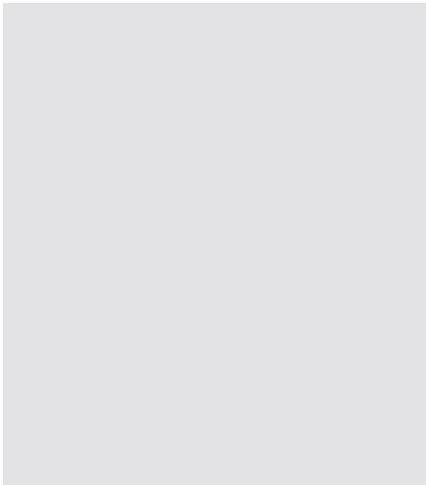
Local Authority

Buckinghamshire Council

Yard Area

Accessed via two large gates and opening into an area with vehicular parking for several vehicles and leading to the open bayed workshop.





Open Bayed Garage/Workshop

Large square space with high roof height offering access to taller vehicles. Door to the barn.

Barn

Set adjacent to the Garage/workshop and having double doors to the yard. Light and power.

Second Floor Barn

Accessed via ladders from the front.

Office

Set in the courtyard a detached building with light, power, windows and door to the yard.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Floor 0 Building 2</p>		<p>Approximate total area⁽¹⁾</p> <p>1416.63 ft² 131.61 m²</p> <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE 360</p>



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.