



**Circa 7.12 acres (2.88 hectares) of level
land between Padbury & Buckingham**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



7.12 Acres between Padbury & Buckingham

**DIRECT ROAD ACCESS FROM THE A413 BUCKINGHAM TO PADBURY ROAD
WITH 330 METRES OF ROAD FRONTAGE AND BORDERING PADBURY BROOK
HAVING THE COMMENSURATE FISHING RIGHTS.**

A BEAUTIFUL WILDLIFE HAVEN.

Guide Price £120,000

The land is currently rich with wild flowers and wildlife and sides onto the A413 with some 330 metres of main road frontage. The access is via a metal 5 bar gate with recently installed hardstanding which extends to a parking area for 3 vehicles.

The north and east boundary is Padbury Brook, a meandering stream/river tributary of the River Great Ouse and the land owns the bank and fishing rights to this stretch.

There are a few trees on and bordering the land including a magnificent oak, and beyond the brook is open countryside.

The land is located approx 2 kilometres (1.24 miles) from Buckingham town centre and 1 kilometre (0.62 miles) from Padbury village.





IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

