

# LAND KNOWN AS STRAIGHT MILE

Hyde Heath Road, Hyde Heath Amersham, Buckinghamshire HP6 5SN



BRIGGS & STONE  
land & property consultants



**Approximately 18.79 acres  
(7.603 hectares)**

## Property Summary

- Compact parcel of arable land with good road frontage.
- Direct access onto Hyde Heath Road and Browns Road .
- Range of potential uses (subject to necessary consents).
- Public footpath runs along the northern boundary.
- Potential for SANG or BNG uses.
- Available as a whole.

**BRIGGS & STONE**

84 High Street, Prestwood,  
Buckinghamshire, HP16 9ES

01494 211000

[info@briggsandstone.co.uk](mailto:info@briggsandstone.co.uk)

[briggsandstone.co.uk](http://briggsandstone.co.uk)



## Location and Situation

The land is situated in open countryside near to the hamlet of Hyde Heath, east of Great Missenden in the Chiltern Hills in Buckinghamshire. Great Missenden is a popular village located between Amersham and High Wycombe and which provides shopping, village hall, public houses, playing fields and a number of other amenities. There are further local facilities in the nearby towns of Chesham and High Wycombe. Hyde End is well placed for access to the main communication routes including the M40, A41, M1 and M25. There is a mainline rail service to London Marylebone from Great Missenden in under 40 minutes and an underground Metropolitan Line service from Chesham.

## Description

A compact parcel of arable land with extensive road frontage along its south-western boundary extending approximately to 18.79 acres. The land is classified as Grade 3 and lies in an elevated position but is relatively level and free draining.

Located in a rural location but in close proximity to the popular towns of Amersham, Chesham and Great Missenden, the land may have potential for alternative uses, subject to planning.

The land is bordered by woodland along the eastern boundary. Direct access is available at the south-western corner at Hyde Heath Road and Browns Road. There are no services currently connected to the land.

## Planning

The land lies within the Green Belt and the Chilterns (AONB). The land could provide valuable Suitable Alternative Natural Greenspace (SANG) or Biodiversity Net Gain (BNG) opportunities. Equestrian use and other diversification opportunities may also be available, subject to the necessary planning permission. Buyers are advised to satisfy themselves as to potential alternative uses.

## General Remarks

### Tenure & Possession

The land is offered freehold with vacant possession granted upon completion.





### **Basic Payment Scheme**

No entitlements are available.

### **Environmental Schemes**

The land is not currently included in any environmental scheme or woodland grant schemes. The land is in arable rotation and has the potential to provide useful additional commercial land, re-wilding and other environmental enhancement in close proximity to greater London.

### **Wayleaves, Easements & Rights of Way**

An electricity distribution line over sails the land in a roughly west to east direction with poles situated on site. The land is sold with the benefit or burden of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

A public footpath runs along the northern boundary.

### **Mineral & Sporting Rights**

The mines, minerals and sporting rights, such as they exist are included in the freehold.

### **Local Authority**

Buckinghamshire County Council

### **Method of Sale**

Private Treaty

### **Legal Costs**

The parties are to bear their own costs.

### **Directions**

What3words gate entrance: [///diplomats.dress.truly](https://www.what3words.com/diplomats.dress.truly)

Postcode: HP6 5SN

### **Viewings**

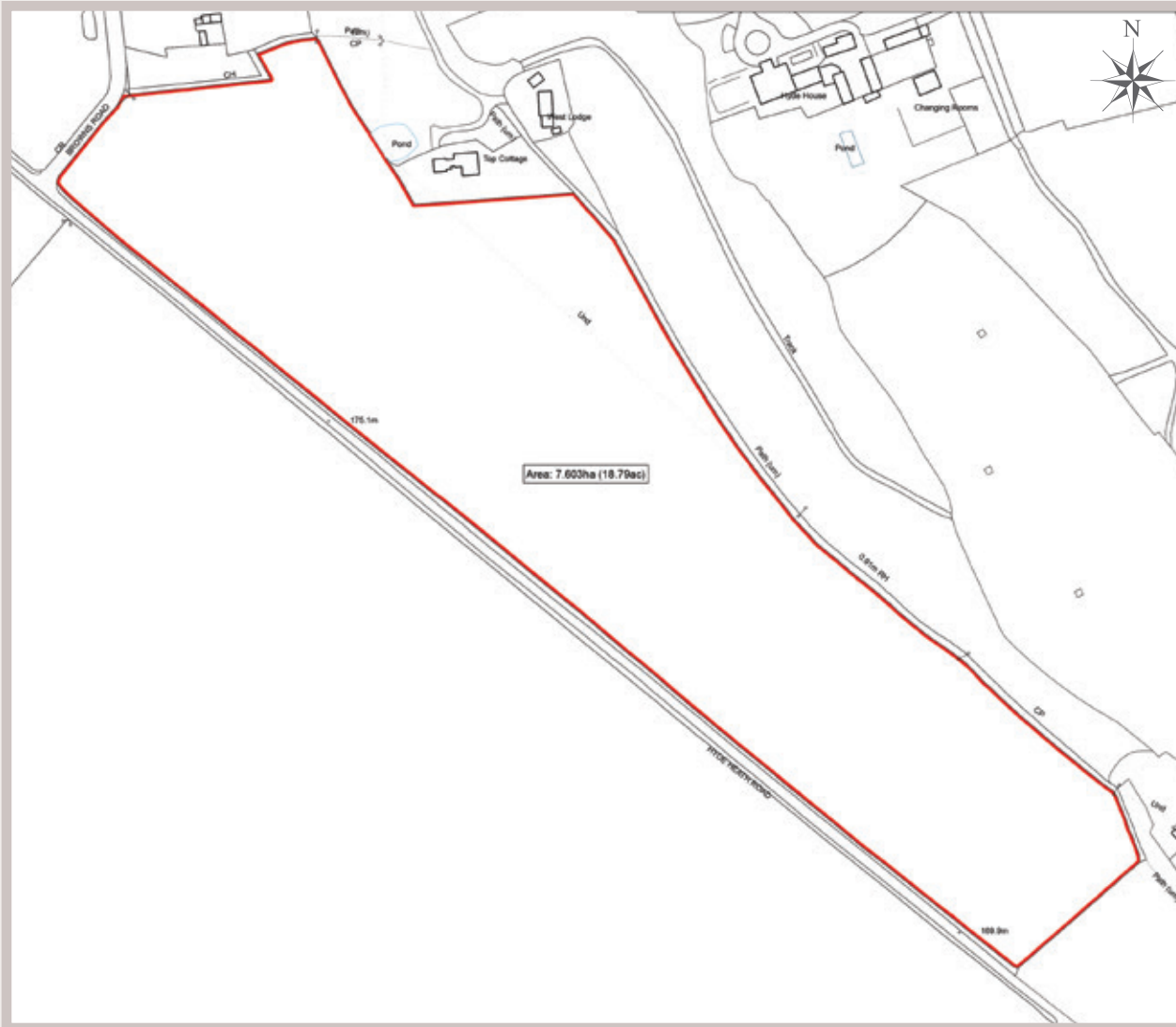
By appointment through selling Agents, Briggs and Stone Ltd.

Will Taylor

[will.taylor@briggsandstone.co.uk](mailto:will.taylor@briggsandstone.co.uk)

07470 527523

84 High Street, Prestwood, Bucks, HP16 9ES



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