

LAND AT PEDNOR BOTTOM

Great Pednor, Buckinghamshire, HP5 2SU

BRIGGS & STONE
land & property consultants



**Approximately 23.93 acres
(9.682 hectares)**

Property Summary

- Two parcels of grade 3 land.
- Direct access onto Pednor Bottom.
- Range of potential uses (subject to necessary consents).
- Potential for SANG or BNG uses.
- Available as a whole or in two lots.

Location and Situation

The land is situated at Pednor Bottom Road to the southwest of the village of Chartridge, Buckinghamshire. The land lies within the heart of the Chiltern Hills offering excellent access to the surrounding Area of Outstanding Natural Beauty (AONB).

Chartridge benefits from a range of local amenities and is located approximately 2 miles from the centre of Chesham and 5 miles from Great Missenden. Both commuter towns have good rail links direct to London Marylebone in 30/40 minutes via Chiltern Line trains or Underground (Metropolitan line).

BRIGGS & STONE

84 High Street, Prestwood,
Buckinghamshire, HP16 9ES

01494 211000

info@briggsandstone.co.uk

briggsandstone.co.uk



Description

Attractive permanent pasture extending approximately to 23.93 acres split into two workable enclosures. The land is classified as Grade 3 and is gently undulating and free draining. There is a 4 bay timber field shelter situated on Lot 1. The land is bordered by hedgerows. Direct access is available at the north western corner of Lot 1 and at two separate gated entrances to Lot 2, both from Pednor Bottom Road.

General Remarks

Services

There is mains water connected to both parcels of land which is currently sub metered.

Planning

The land lies within the Green Belt and the Chilterns Area of Outstanding Natural Beauty (AONB). The land could provide invaluable Suitable Alternative Natural Greenspace (SANG) or Biodiversity Net Gain (BNG) opportunities. Buyers are advised to satisfy themselves as to potential alternative uses.

Tenure & Possession

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

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.

Basic Payment Scheme

No entitlements are available.

Environmental Schemes

The land is not included in any environmental scheme or woodland grant schemes, but has the potential.





Mineral & Sporting Rights

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

Local Authority

Buckinghamshire 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.
Please contact Will Taylor:

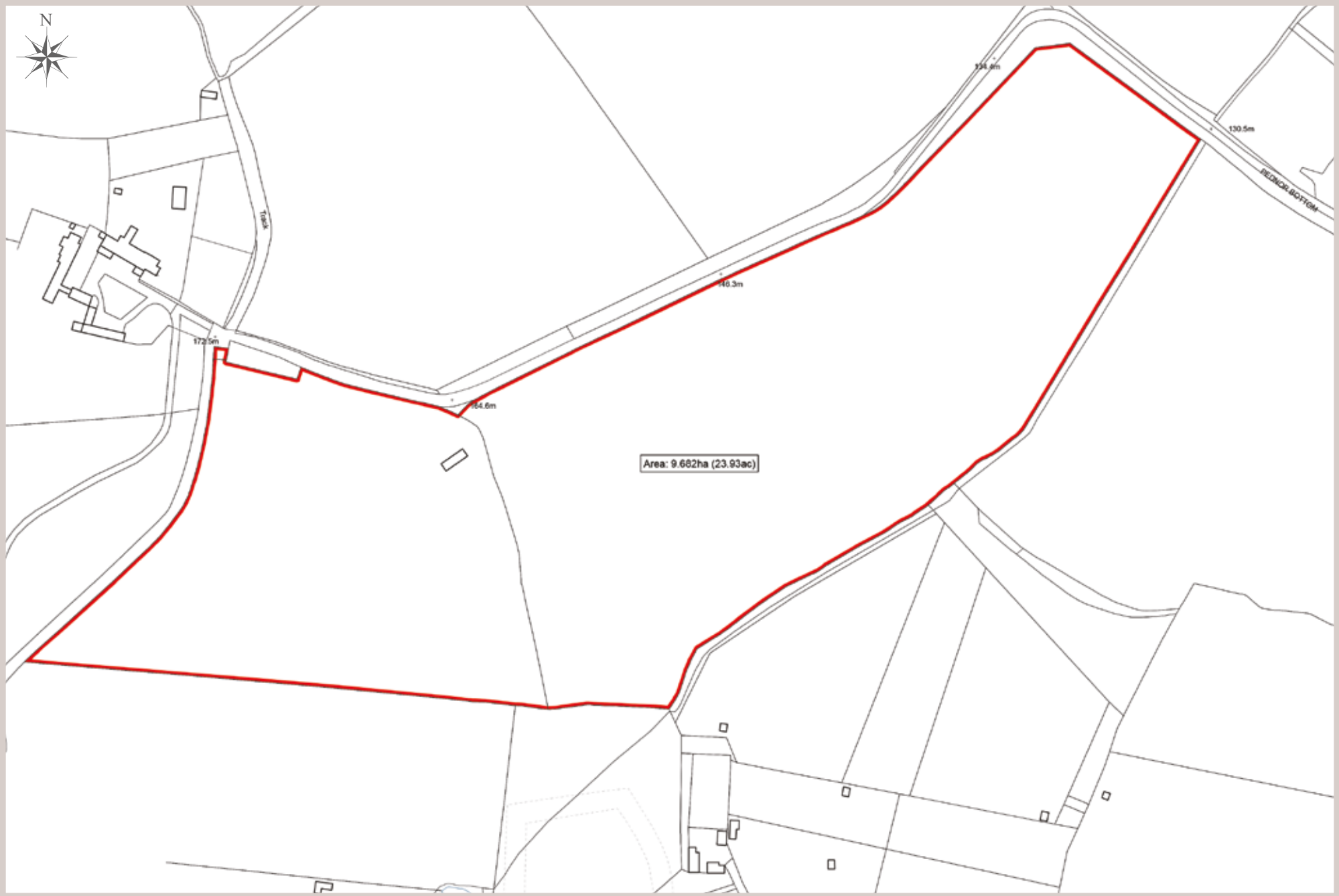
Will Taylor

will.taylor@briggsandstone.co.uk

07470 527523

84 High Street, Prestwood, Bucks, HP16 9ES





Area: 9.682ha (23.93ac)

Track

REDWOOD CREEK

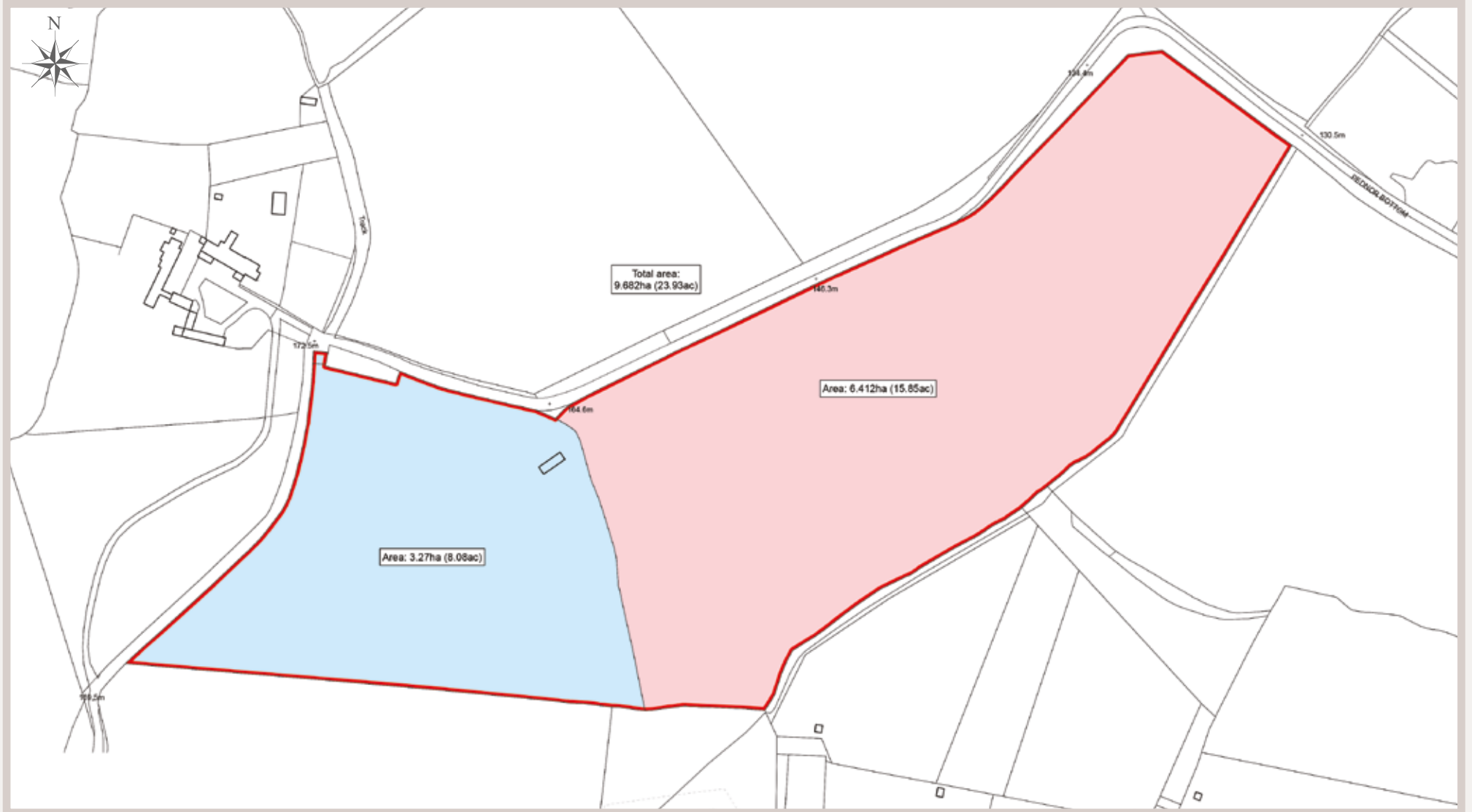
172.6m

164.6m

146.3m

154.6m

130.5m



Important Notice: Briggs and Stone Ltd act for themselves and for the vendors of this property, whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Briggs and Stone Ltd has any authority to make or give any representations or warranty whatsoever in relation to this property. Briggs and Stone Ltd has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors Briggs and Stone Ltd is a private limited company registered in England and Wales (registered number 11328499). Registered office is 84 High Street, Prestwood, Buckinghamshire, HP16 9ES where a list of directors is available for inspection.

