



## Birdbrook Marsh Road, Little Kimble, Aylesbury, Buckinghamshire, HP22 5XS

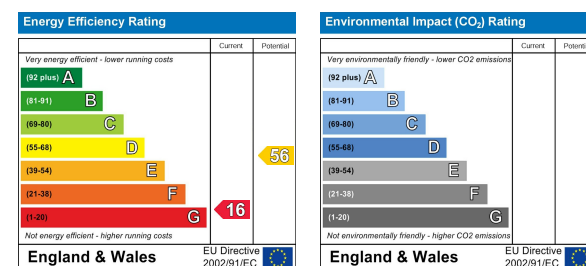


### For Auction Guide Price £450,000 to £500,000

**\*\* FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 18TH FEBRUARY \*\* GUIDE PRICE £450,000 TO £500,000 \*\***  
**\*\* PLEASE CALL FOR MORE INFORMATION \*\*** This is an outstanding opportunity for those looking to develop. The property comprises a detached three-bedroom bungalow set on an exceptional plot of approximately 2.75 acres, outside of the conservation area. The size and positioning of the plot offer significant potential for redevelopment, whether that be a scheme of multiple dwellings or demolition and construction of a striking luxury home. Any such works would, of course, be subject to the necessary planning permissions and any existing covenants, and no applications have been submitted to date (that we are aware of), allowing an incoming purchaser full freedom to explore options as they see fit. The existing property is in need of substantial refurbishment but benefits from an idyllic setting within the highly sought-after Buckinghamshire village of Little Kimble, conveniently located close to the nearby towns of Princes Risborough and Wendover.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:  
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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## ACCOMODATION

The property is a traditional brick built bungalow that offers around 1,100 sqft of internal floorspace and a good size loft area. The property is in need of major refurbishment and will require investment to improve. There are various outbuildings including garaging and extensive off road parking.



## LOCATION

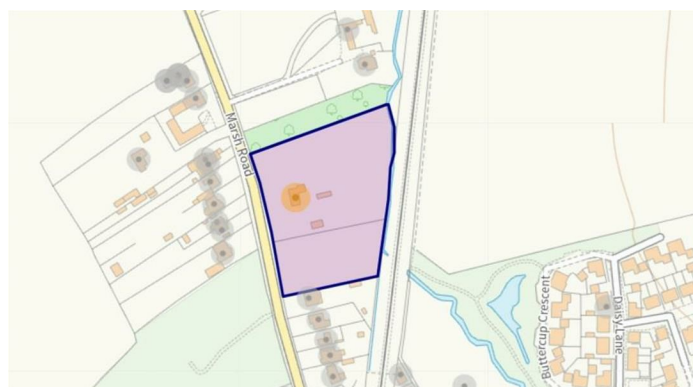
Little Kimble is a charming village located approximately 3 miles from Princes Risborough and around 3 miles from Stoke Mandeville and Aylesbury. It sits close to the Chiltern Hills and the Chequers Estate, the country residence of the Prime Minister. Little Kimble Station is within walking distance, providing convenient rail links to Princes Risborough and Aylesbury, both offering direct services to London Marylebone in around 38 minutes from Princes Risborough mainline station.

The area is well served by excellent schooling, including the outstanding Great Kimble Primary School and Griffiths House Private School, both within easy reach. Little Kimble lies within Buckinghamshire, which is renowned for its highly regarded Grammar School system. Princes Risborough offers a range of shops for day-to-day needs, while the larger town of Aylesbury, with more comprehensive amenities, is easily accessible by car. The surrounding area also benefits from outstanding countryside walks throughout the Chiltern Hills.



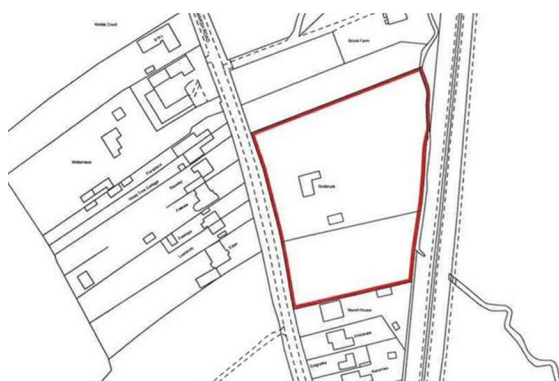
## PLANNING

We are not aware of any current or historic planning applications relating to alterations or the creation of additional dwelling(s). Interested parties are advised to make their own enquiries via the local authority planning portal for confirmation. It is noted that the property is not a listed building, nor does the plot lie within a designated conservation area.



## LAND

According to the land registry title plan the property occupies a plot of approximately 2.75 acres comprised gardens and woodland.



## SERVICES

No goods or services have been tested

## COUNCIL TAX

Band F Buckinghamshire Council

## PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

## BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

## BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £8400 (£7000 plus vat)

## HOW TO GET THERE

From the A41, leave the road at the Aston Clinton junction signposted for Princes Risborough and Wendover. Follow the A4010 towards Princes Risborough, passing through Aston Clinton and continuing along Wendover Road. After approximately 3 miles, continue straight as the road becomes Risborough Road and enter the village of Little Kimble. Proceed through the village and turn into Marsh Road, where the property will be found a short distance along.

**DOISA/0602SA0275**

For further information on viewing call 01908 030127