



Bushey Lane Farm, Bushey Lane, Preston Bissett,
Buckinghamshire, MK18 4ND

HOWKINS &
HARRISON

Bushey Lane Farm, Bushey Lane, Preston Bissett, Buckinghamshire, MK18 4ND

An attractive fully equipped residential mixed farm in a convenient location with a detached modern farmhouse sat in an extensive plot, together with a range of modern farm buildings set within 146.68 acres.

Extending to approximately 146.68 acres (59.36 ha)

Features

- Modern Farmhouse sat within an extensive plot
- 88,000 sq. Ft of modern agricultural buildings with potential for alternative uses (subject to planning)
- 132.5 acres of agricultural land
- Convenient position

Distances Approximate

- Buckingham: 5 miles
- Bicester: 9 miles
- Towcester: 14 miles
- Milton Keynes: 18 miles
- London: 74 miles

Bushey Lane Farm is an attractive predominately arable farm located within the Buckinghamshire village of Preston Bissett. The local market towns of Bicester (9 miles) and Buckingham (5 miles), together with the city of Milton Keynes (18 miles) provide a vast array of local and amenity services together with extensive employment and education opportunities.

Junction 14 of the M1 is 22 miles and Junction 10 of the M40 is 13 miles, together with the A5 and A43 trunk roads providing excellent access to the Midland Road Network.

Milton Keynes and Bicester provide mainline railway services to London and Birmingham.

The property is shown on the location plan.





Description

Bushey Lane Farm is an attractive, fully equipped predominately arable farm comprising a 5-bedroom farmhouse which is detached from the farmyard known as Littlebrook Farm, together with an extensive array of modern agricultural buildings suitable for a variety of alternative uses (subject to planning) extending in all to approximately 144.14 acres (58.33 ha). All elements of the property benefit from independent accesses directly off the public highway.

The farm is being offered for sale as a whole or in up to 3 lots.

Lot 1 (edged red): Littlebrook Farm

Littlebrook Farm is situated to the south of Bushey Lane Farm and is approached direct from the public highway via a private driveway which opens out onto a gravel parking area to the front of the property. The property sits within an extensive plot extending to approximately 2.16 acres (0.87 ha) and can also be accessed off Bushey Lane via a block paved track which opens out to reveal the rear of the property and surrounding plot.

The farmhouse is a period, Grade II listed house benefitting from character features throughout, with the accommodation arranged over two floors with scope for further accommodation with internal re-configuration, with a recent planning consent for internal alterations and infill with a single storey extension. Externally, the property is of brick construction with part rendering under a tile roof. The property sits centrally within an extensive plot, with lawned and landscaped gardens that wraps around the property.

Situated adjacent to the dwelling is a small complex of outbuilding which complement the dwelling which are shown on the floorplan.

The accommodation is shown on the floorplan and comprises:

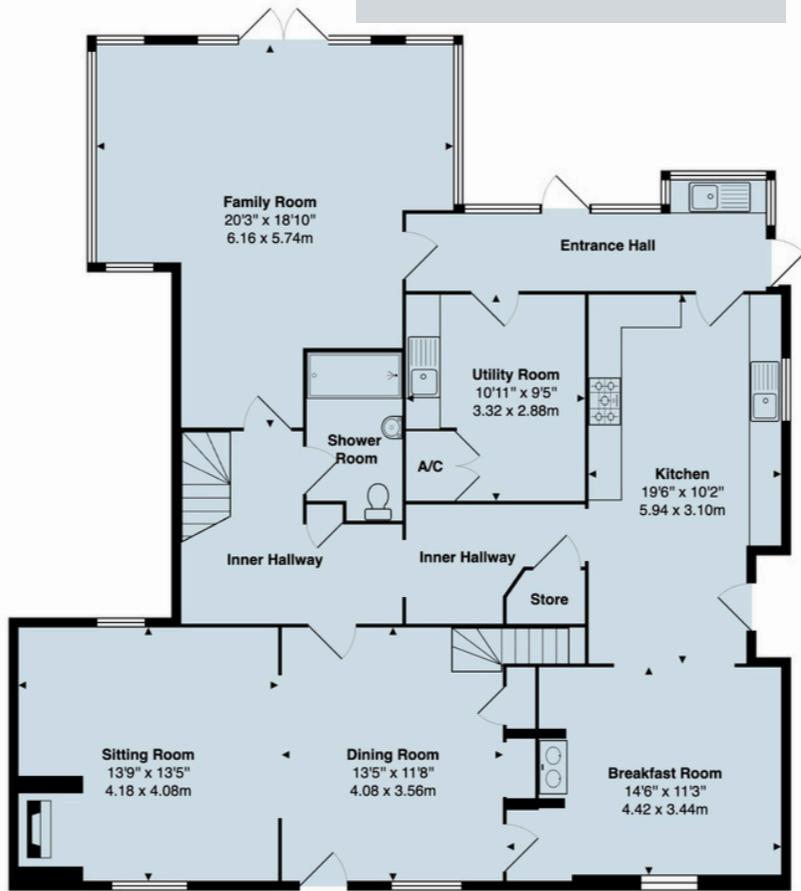
Ground Floor:

Family Room
Utility Room
Kitchen/Breakfast Room
Dining Room
Sitting Room
Shower Room

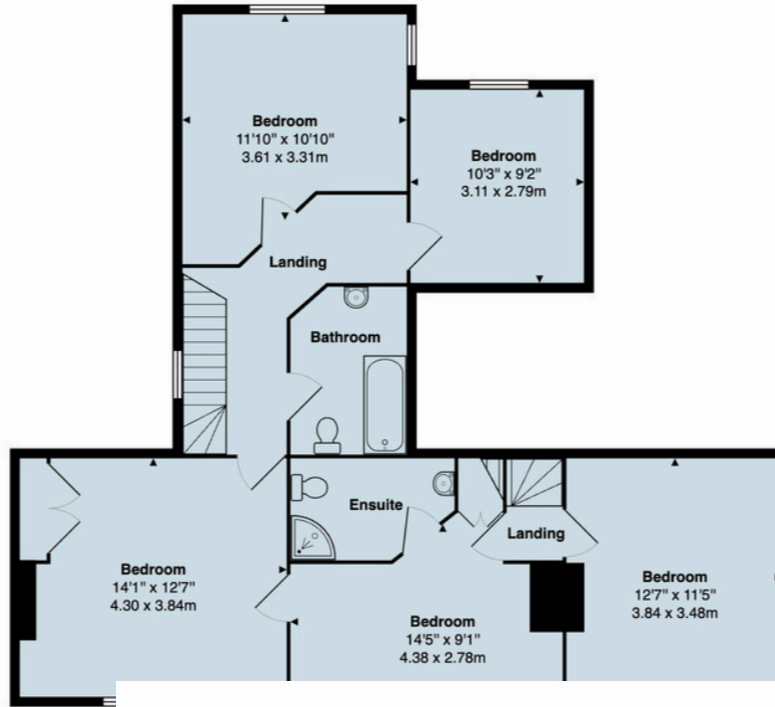
First Floor:

Principal bedroom with ensuite bathroom
Bedroom 2
Bedroom 3
Bedroom 4
Bedroom 5
Family Bathroom

GROUND FLOOR

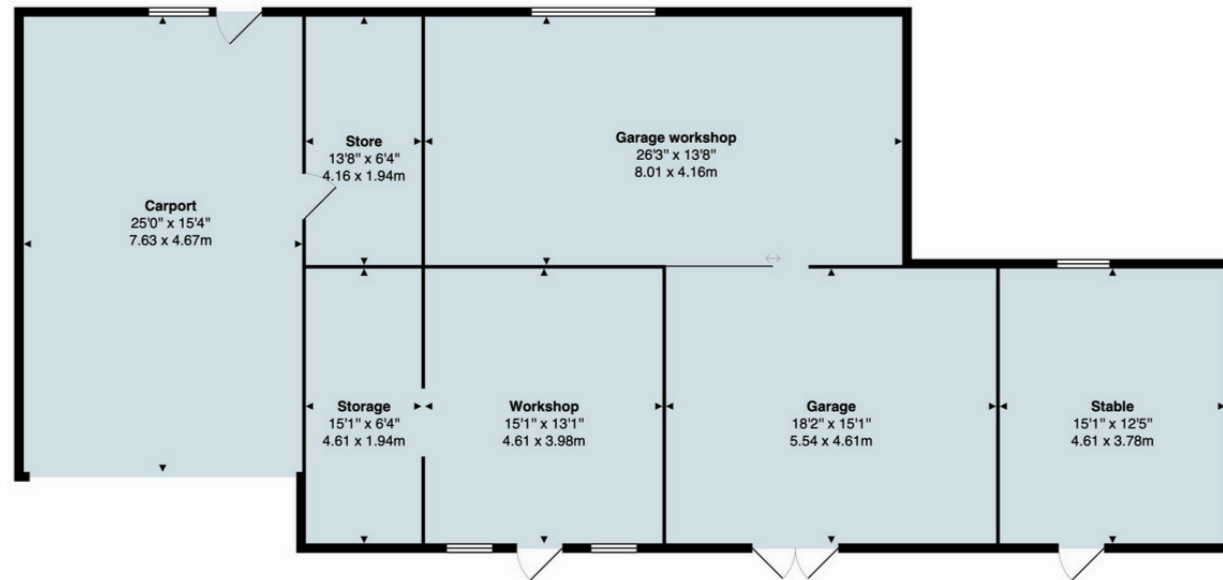


FLOOR ONE



Approximate Total Area 212m² 2282sq. Ft

Outbuildings



Lot 2 (edged blue): Bushey Lane Farm and 100.72 acres (40.76 ha)

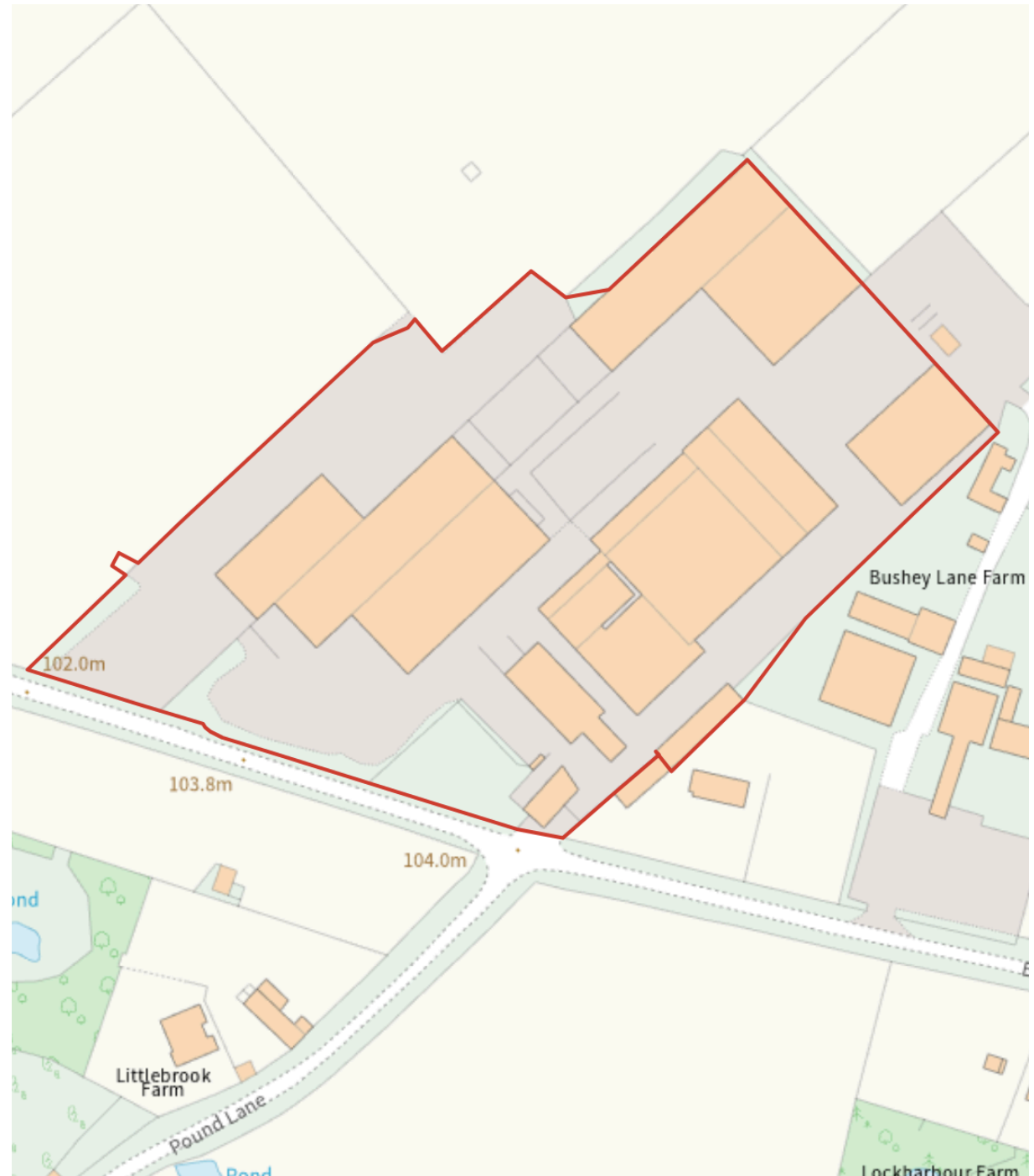
Bushey Lane Farm is situated to the north of the residential dwelling and can be accessed via a private drive off Bushey Lane. The farm buildings comprise an extensive range of modern agricultural buildings extending to approximately 88,000 sq. Ft and are set in 5.25 acres (2.12 ha). The buildings provide suitable facilities for a number of purposes, including grain and forage storage, machinery stores and workshops and extensive cattle housing facilities including outdoor corrals, with concrete hardstanding throughout the majority of the property. The buildings do have potential for alternative uses subject to obtaining the necessary planning permission for change of use.

The ring-fenced Lot 2 land extends to 100.72 acres (40.76 ha) and comprises eight parcels of mixed arable and pastureland, enclosed by mature hedgerows and stockproof fencing. The land is split between 42.86 acres of arable and 45.81 acres of permanent pasture, with 6.8 acres of miscellaneous areas. The land is relatively level lying and is enclosed by the highway to the south and west. The land can be accessed via several points off the public highway, as well as internal access throughout the property, with further access also provided via the farmyard.

Lot 3 (edged green): Approximately 43.80 acres (17.73 ha)

The land in Lot 3 comprises two parcels of arable land extending to approximately 43.80 acres (17.73 ha) which are situated to the west of Preston Road, benefitting from extensive road frontage and can be accessed via multiple gateways directly off the highway.

All the land is identified as being Grade 4 on the Land Classification plans for England being lime-rich and loamy and clayey soils with impeded drainage and high fertility suitable for pasture and combinable crops.



| Field No. | Description | Acres | Hectares |
|-------------|--------------------|---------------|--------------|
| | Littlebrook Farm | 2.16 | 0.87 |
| | Lot 1 Total | 2.16 | 0.87 |
| | Yard & Buildings | 5.25 | 2.12 |
| SP6630 0532 | Permanent Pasture | 4.29 | 1.74 |
| SP6630 1337 | Permanent Pasture | 5.43 | 2.20 |
| SP6530 9943 | Permanent Pasture | 4.19 | 1.70 |
| SP6630 3956 | Permanent Pasture | 17.43 | 7.05 |
| SP6630 1965 | Permanent Pasture | 14.47 | 5.86 |
| SP6630 4184 | Arable | 12.11 | 4.90 |
| SP6630 2694 | Arable | 9.95 | 4.03 |
| SP6530 9779 | Arable | 20.80 | 8.42 |
| SP6630 0158 | Scrub | 5.83 | 2.36 |
| SP6530 9779 | Scrub | 0.42 | 0.17 |
| | Hard Standing | 0.37 | 0.15 |
| SP6630 3280 | Scrub | 0.18 | 0.07 |
| | Lot 2 Total | 100.72 | 40.76 |
| SP6530 8198 | Arable | 9.60 | 3.88 |
| SP6530 6676 | Arable | 33.03 | 13.37 |
| SP6531 7202 | Permanent Pasture | 0.42 | 0.17 |
| SP6530 8361 | Permanent Pasture | 0.75 | 0.30 |
| | Lot 3 Total | 43.80 | 17.73 |
| | Grand Total | 146.68 | 59.36 |

Services

Mains water is connected to Littlebrook Farm with mains drainage, mains electricity and gas central heating.

The agricultural buildings are understood to benefit from mains electricity and water. Some of the agricultural land is understood to benefit from a mains water supply.

The purchasers should make their own enquiries as to the availability and adequacy of the services.

Planning

There are elements of the property which may be suitable for alternative uses subject to obtaining the necessary planning consent for that alternative use.

The residential dwelling at Littlebrook is Grade II listed under listing reference 1214825.

Littlebrook Farm benefits from listed building consent granted under planning reference PL/25/6021/FA for internal alterations and infill for a single storey extension to create a family room/kitchen which was granted on 11th March 2026, but no works have been commenced at the point of marketing.

Plan, Area & Description

The property is currently registered under title numbers BM314396, BM369291, BM153549, BM351144, BM202767 and BM448484.

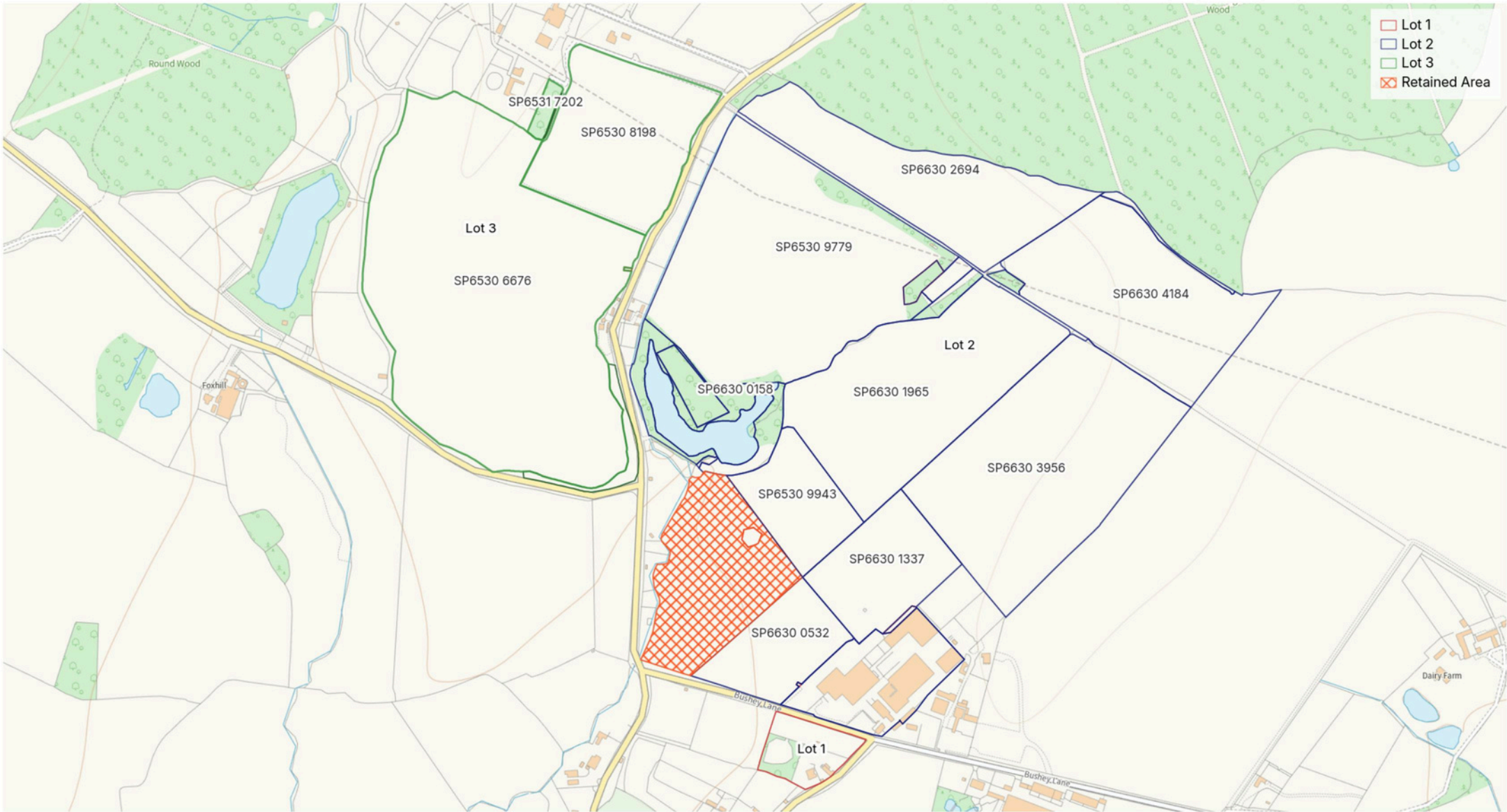
Please note field numbers quoted may not match the RPA field numbers and a plan is for identification purposes only.

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agent in respect of any error, omissions and misdescriptions.

Tenure & Possession

The property will be sold freehold with vacant possession given upon completion.

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Bisset, Buckinghamshire, MK18 4ND



Rights of Way Etc.

The vendor will retain an area to the west of Bushey Lane Farm hatched orange on the inset plan and will also be retaining the access point off the highway into the parcel.

There are several footpaths crossing the land in both Lot 2 and 3, with overhead power lines also crossing the property at multiple points.

Council Tax

Littlebrook Farm is within Council Tax Band F and the amount payable for 2026/27 is £3,568.06.

EPC Rating

Littlebrook Farm has a rating of E (49) with potential of D (56).

Rural Land Register & Environmental Schemes

The land is registered with the Rural Land Register, and the fields can be transferred to the purchaser upon completion from the vendor. The vendor will retain the historic element of previous Basic Payment Scheme claims.

The land is not currently within any SFI scheme or any other environmental management scheme.

Development Overage

The vendor will impose a development overage on the entirety of the property as marketed of 30% for a period of 30 years from the date of completion brought about through the grant of each and every non-agricultural or non-equestrian planning consent.

The provisions will become effective on the earlier of either the implementation of the planning consent or the disposal of the property to which the planning consent relates with the benefit of the consent.

For clarity, the overage will not be triggered on the gaining of any agricultural or private equestrian planning consents.







Local Authority & Utility Companies

Buckinghamshire Council Tel. 0300 031 6000
Western Power Tel. 0800 096 3080

Sporting, Timber & Mineral Rights

All rights are believed to be held with the freehold owner and will be included within the sale.

Method of Sale

The property is offered for sale by private treaty and any interested party should submit their unconditional offers to the Agent's Towcester Office for the attention of Tayla Cave.

Holdover or Ingoing Valuation

The vendor reserves the right of holdover in respect of the growing crop if necessary or the appropriate ingoing valuation will be undertaken.

Lotting

The vendor reserves the right to offer the property for sale in any other order than that described in these particulars, subdivide, amalgamate or withdraw the property from sale without prior notice.

Fixtures & Fittings

Only those items specifically mentioned in the sales particulars are included within the sale or the items are specifically excluded.

What3Words

Using the What3Words app the following will take you to the entrances of each lot:

Lot 1: ///emphasis.rods.momentous

Lot 2: ///loads.remit.corkscrew

Lot 3: ///horseshoe.informer.processes



Vendors Solicitor

Heald Solicitors

2 – 18 Homestall, Buckingham, Buckinghamshire. MK18 1XJ

Christopher Chandler

01280 814040 & chris.chandler@healdlaw.com

Viewing

Viewing is strictly by appointment by contacting Tayla Cave on 01327 397979 or email Tayla.cave@howkinsandharrison.co.uk. Please note, this is a working farm therefore appropriate health and safety advice, and bio-security measures must be taken.

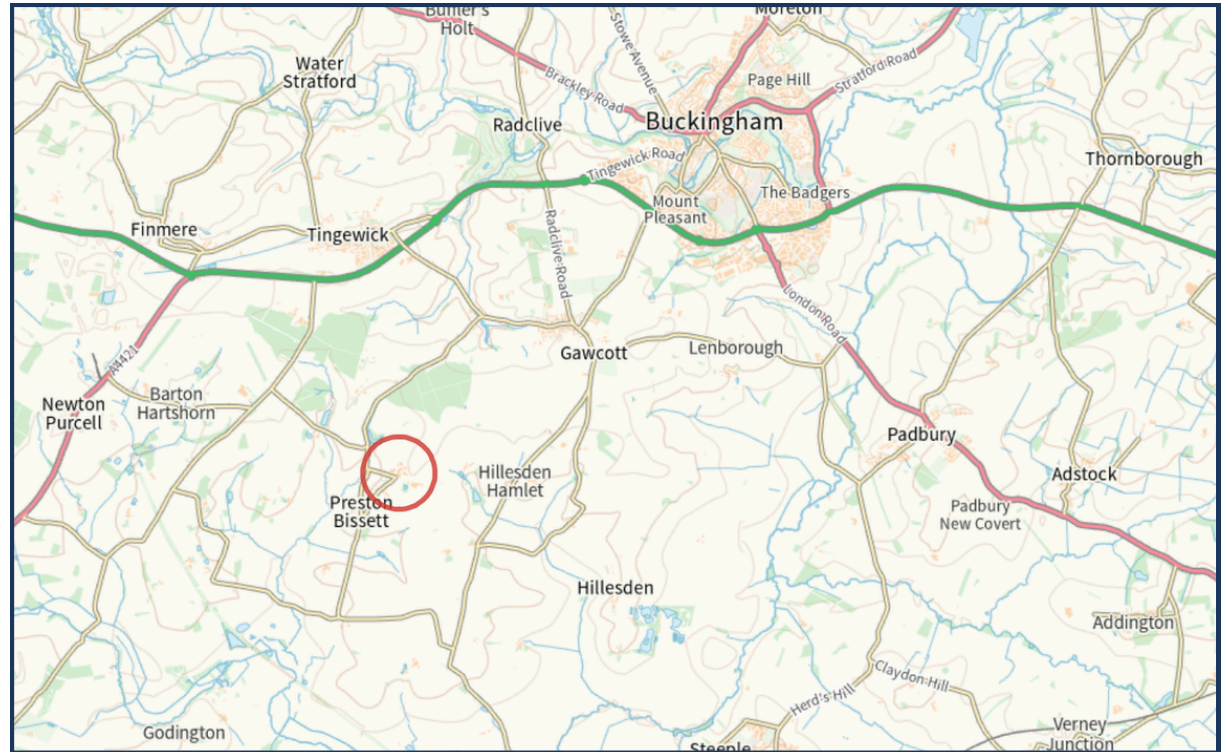
Anti Money Laundering Regulations

We are required under due diligence, as set up under HMRC, to take a full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser prior to accepting an offer on a property.

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

AMC

If you would like to discuss financing a purchase of agricultural land, please speak to our recommended AMC agents (Tayla Cave or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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HOWKINS & HARRISON



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