



FOR SALE BY PRIVATE TREATY

**22 ½ acres of Pasture Land**  
**West Street Steeple Claydon Buckinghamshire MK18 2NT**

An attractive block of pastureland located close to the village of Steeple Claydon,  
offering a variety of agricultural, equestrian and leisure opportunities  
(subject to planning permission)

The land is offered for sale as a whole or in lots, by private treaty with vacant possession available  
throughout on completion



Victoria House, 31-33 Victoria Street, Kettering, Northamptonshire, NN16 0BU  
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[www.daviesandco.co.uk](http://www.daviesandco.co.uk)

## Location

The land as shown edged red on the plan is located to the north of the village of Steeple Claydon, and is accessed by a private roadway from West Street. The village of Steeple Claydon is located 5½ miles from Buckingham and 13 miles from Aylesbury.

## Description

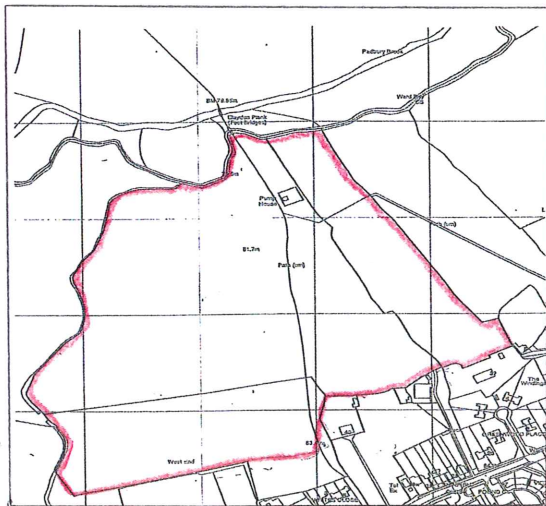
The land extends to approximately 22.45 acres (9.08 Hectares) of permanent pasture divided into three enclosures by mature hedgerows. The land is bordered to the north by the brook and is classified as Grade 3 on the Agricultural Land Classification map. The land is accessed from a private hardcore roadway running from West Street, providing an opportunity for sub-division of the land areas.

## Planning

The Local Planning Authority is Aylesbury District Council. The council offices are at 66 High Street, Aylesbury, Buckinghamshire, HP20 1SD. Tel. 01296 585055.

## Single Payment Scheme

The land was registered with the Rural Payments Agency for the establishment of Single Farm Payments. 10.04 hectares of normal entitlements are held having a value of €348.68 per hectare shown on the entitlement statement dated 19<sup>th</sup> November 2010. The vendors intend to submit a Single Farm Payment claim for 2011 and will retain the benefit of this. The entitlements will be transferred to the purchaser upon completion.



## Wayleaves, Easements & Rights of Way

The land is sold subject to any wayleaves, easements and rights of way whether specifically mentioned or not. There is an Anglian Water Authority pumping station located on the land and AWA have a right of access to the pumping station via the access roadway from West Street.

There is also a network of sewer pipes located under the ground. The site is crossed by low voltage overhead lines. Further details are available from the agents.

## Timber, Minerals & Sporting Rights

It is believed that sporting, timber and mineral rights are in hand and included in the sale.

## Services

The land benefits from mains water.

## Method of Sale

The freehold of the land is offered for sale by private treaty with vacant possession throughout upon completion.

## Development Clawback

The land will be subject to a reservation in favour of the present owners of 30% of any increase in value over and above the existing use value in the event of planning permission being granted for any form of development (excluding equestrian and horticultural) on the land within 15 years from the date of sale.

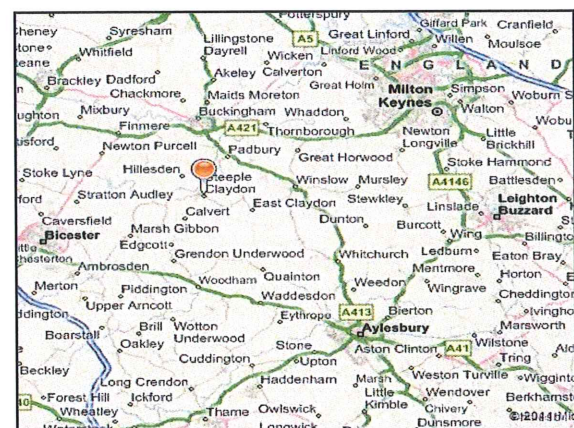
## Viewings & Further Information

Viewings are strictly by appointment via Davies & Co. Barry Davies - Tel: 01536 524808.

## Solicitors

The solicitor acting for the vendor is Chandler Ray, f.a.o. Mr C Chandler, 22 West Street, Buckingham, MK18 1HG, Tel. 01280 814040, and any enquiries of a legal nature should be addressed to him.

**Postcode**  
MK18 2NT



## MISREPRESENTATION ACT/MISDESCRIPTORS ACT

Davies & Co, for themselves and for the vendor of this land, whose agents they are, give notice that: (i) these particulars are a general outline only and are not intended to constitute, or constitute part of, any offer or contract; (ii) all descriptions, dimensions, opinions, references to conditions or necessary emissions, for use or occupation, and all other information in these particulars are given without responsibility on the part of the owner or the vendor's agent, Davies & Co. It is the responsibility of interested parties to satisfy themselves as to all relevant matters by inspection, survey, searches and enquiries of all appropriate persons and authorities; (iii) neither the staff nor the owner, nor the vendor's agents have the authority to make or give any representation or warranty in relation to the land or to enter into any contract.