



Land at Longdown Hill

Princes Risborough, Buckinghamshire

Carter Jonas

Land at
Longdown Hill
Cadsdean Road
Princes Risborough
Buckinghamshire
HP27 0NB

Well-located paddocks in the
Chilterns National Landscape.

The land at Longdown Hill comprises 2 parcels of road fronted permanent pasture with hedged and fenced external boundaries. Surrounded by woodland they are located in an elevated position to the east of Princes Risborough and are well suited to equine and amenity uses.

In all extending to 10.43 acres (4.22 ha).

For sale by private treaty as a whole or in 2 lots.

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Property

Lot 1: Singular parcel of pasture with road access to Longdown Hill | 6.73 acres (2.85 ha).

Lot 2: Pasture grazing with a tin store and road access to Longdown Hill | 3.7 acres (1.5 ha).

Location

The Land at Longdown Hill is located due east of Monks Risborough and adjacent to Pulpit Wood but with excellent connectivity to Great Missenden (4 miles), Wendover (5 miles), Aylesbury (9 miles) and the Risboroughs (2.5 miles) via the A4010, A413 and a host of more minor roads.

Amenties

The land is adjacent to Pulpit Wood, a National Trust run landscape as well as the Ickneild Way Trail, Ridgeway and other foot and bridleways providing access to scenic riding, cycling, walking routes.

Land

Occupying an elevated position between Monks Risborough and Wendover the Land at Longdown Hill is currently used for grazing and / or mowing at present and provides excellent scope for equine or amenity purposes. Providing 2 well established parcels of permanent pasture well screened by hedges and adjacent woodland both have access points to Longdown Hill itself.

Lot 1 includes a small wooded triangle and the access frontage to Longdown Farmhouse.

For clarity Lot 2 includes a tin store but specifically excludes the wooden stables which belong to the current occupier.

The soils are classified as being shallow, lime rich soils over chalk or limestone which are well suited to the use.

Method of Sale

For sale by private treaty as a whole or in 2 lots.

Tenure & Possession

The property is offered for sale freehold with vacant possession available on completion.

Services

The selling agent is not aware that services are connected.

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

NB: A right of way is afforded to Longdown Farmhouse across the subject property. Adjacent to this is a public footpath which crosses the eastern boundary.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

Sporting Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as that are owned.

Local Authority

Buckinghamshire Council
www.buckinghamshire.gov.uk

Viewings

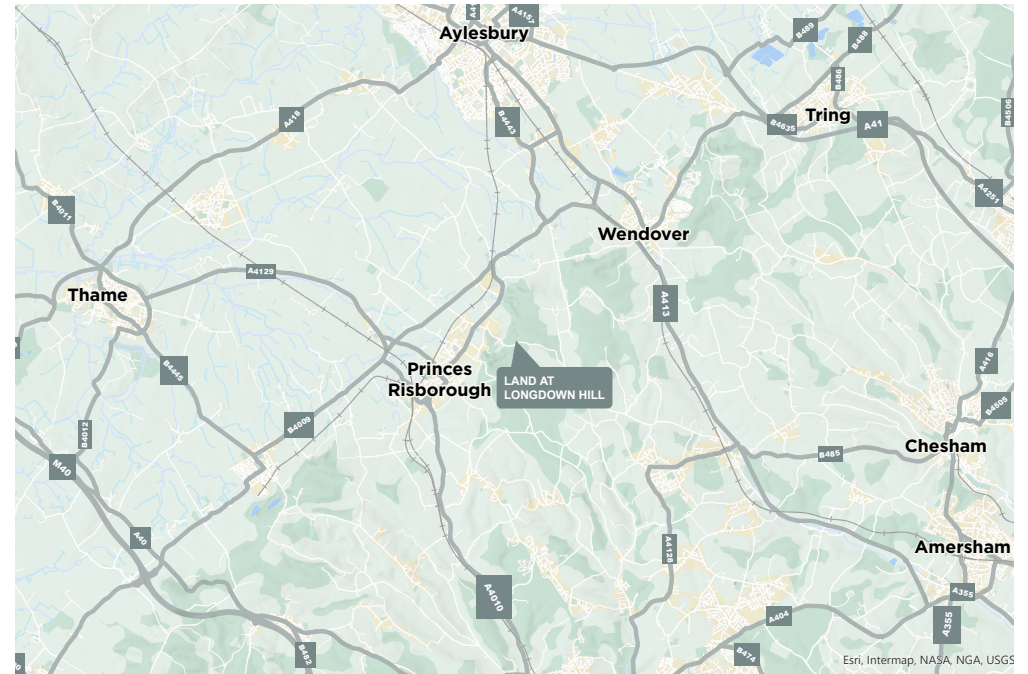
Viewings are unaccompanied but on notification to the selling agents Carter Jonas, Oxford.

Directions

From the centre of Princes Risborough head north towards Monks Risborough and Great Kimble on the A4010 Aylesbury Road. After about 1.25 miles take the 3rd exit at the roundabout onto Cadsdean Road signposted Gt Hampden. Continue for about 1 mile, up past the gold course where the land is signposted on the left and right before the Pulpit Wood car park.



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