



Redfield Farm

Hogshaw, Buckinghamshire

Carter Jonas

Redfield Farm Hogshaw Buckinghamshire MK18 3LA

A compact agricultural and equestrian smallholding with extensive portal framed buildings and potential for residential or alternative uses.

Redfield Farm is a versatile small holding offering extensive grass paddocks and facilities including large modern barns, outdoor manege, American-barn stabling and horse walker.

Existing on-site accommodation is subject to further planning clarity but includes a flat at the northerly end of one steel portal framed barn and a wooden chalet lodge with two bedrooms.

In all extending to 22.35 acres (9.05 ha).

For sale by private treaty as a whole.



Location

Redfield Farm is located at Hogshaw, Buckingham which is circa 8.95 miles to the east of Bicester and 6.82 miles north west of Aylesbury. The A41, 3.43 miles away from Redfield Farm, provides access to both towns and to the wider road network.

Amenities

A village hall, pub and primary school are all available at the nearby village of Quinton (1.7 miles). Further, more extensive, amenities including supermarkets and high street shopping are available in Aylesbury and Bicester.

Buildings

Redfield Farm benefits from two modern, steel portal framed barns with concrete fibre cement roofs and box profile cladding. Both of which extend to circa 4,000 sq ft.

Barn No.1 includes American barn style stabling with Softstall rubber matting to some stables and ancillary storage. It further houses a two-bedroom flat (currently undergoing a CLEUD) at its northerly elevation comprising downstairs sitting room and kitchen with 2 bedrooms, bathroom and WC to the first floor.

Barn No.2 is of a similar type and construction and provides loose housing for livestock over a hardcore floor. A wooden lodge is located adjacent to the barns. In need of refurbishment it provides a kitchen and living area with 2 bedrooms and loft storage above.

Equine Facilities

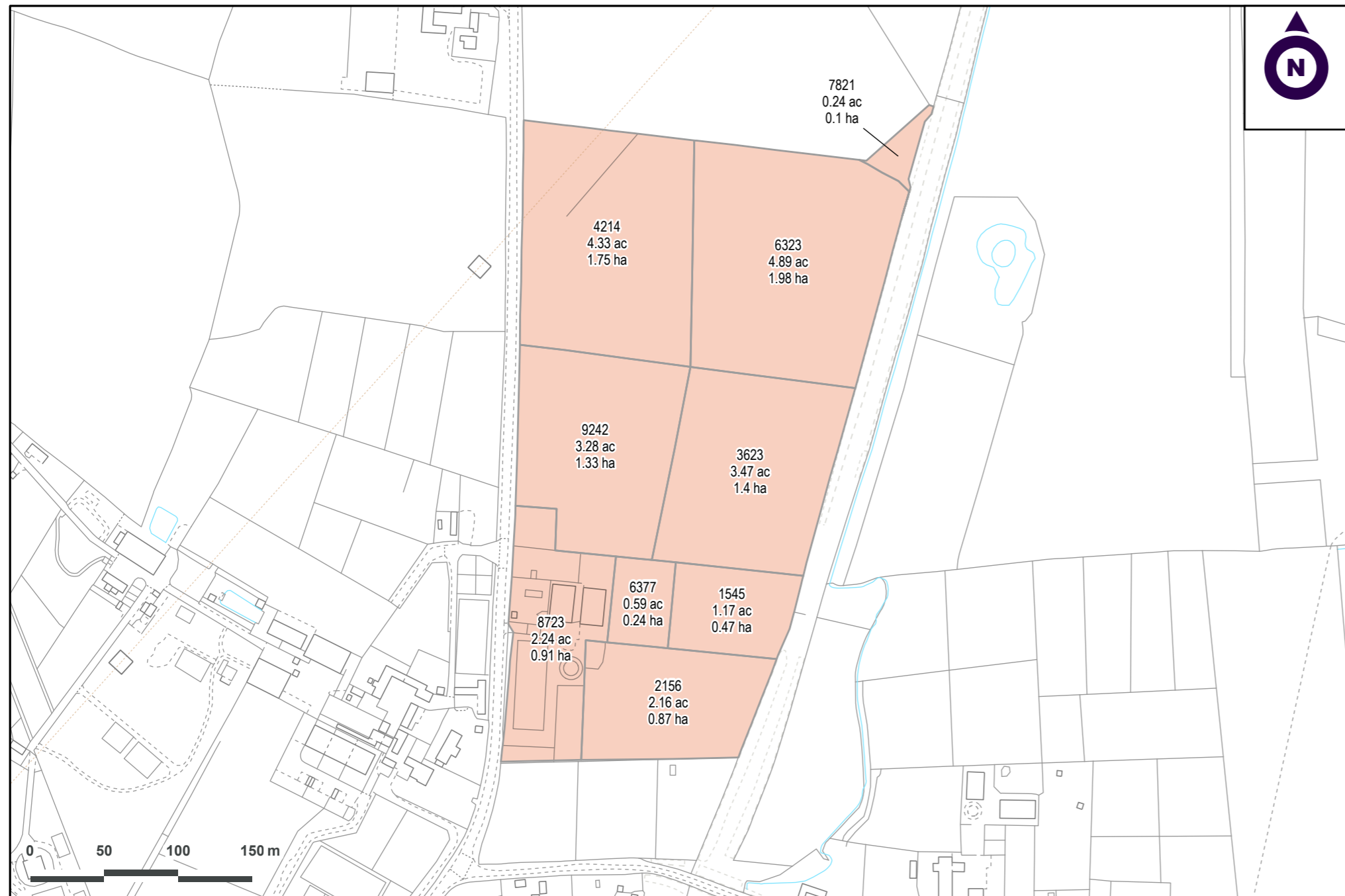
The property benefits from a 60m x 20m railed outdoor manege with a sand and turflote surface together with adjacent horse-walker.

Land

The land extends to circa 19.88 acres (8.04 ha) of pasture and is comprised of 7 rail and electric tape partitioned paddocks with water troughs connected. The land has consent for equestrian use and there is a small copse to the north east corner.

Classified as Grade 4 the land is slowly permeable base-rich loamy and clayey soils currently in mixed herbal leys and run organically albeit not certified.





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Method of Sale

The freehold title is offered for sale as a whole by private treaty.

Tenure & Possession

The property is to be sold with the benefit of vacant possession.

Planning

Planning application 07/01568/APP provides for the original siting of the wooden lodge which we are informed is now immune from enforcement albeit further clarity is needed.

A CLUED has been submitted under reference NC/25/00131/COU to establish the residential use on the 2-bedroom flat.

Further detail available on the planning portal and purchasers are advised to satisfy themselves as to the status of any planning permissions.

Services

The property has mains water and electricity supplies. Drainage is to a private system. Heating is electric. For broadband and mobile connectivity please make your own enquiries and refer to <https://checker.ofcom.org.uk/>

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.

Health & Safety

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

EPC Ratings

Two bedroom flat: G

Local Authority

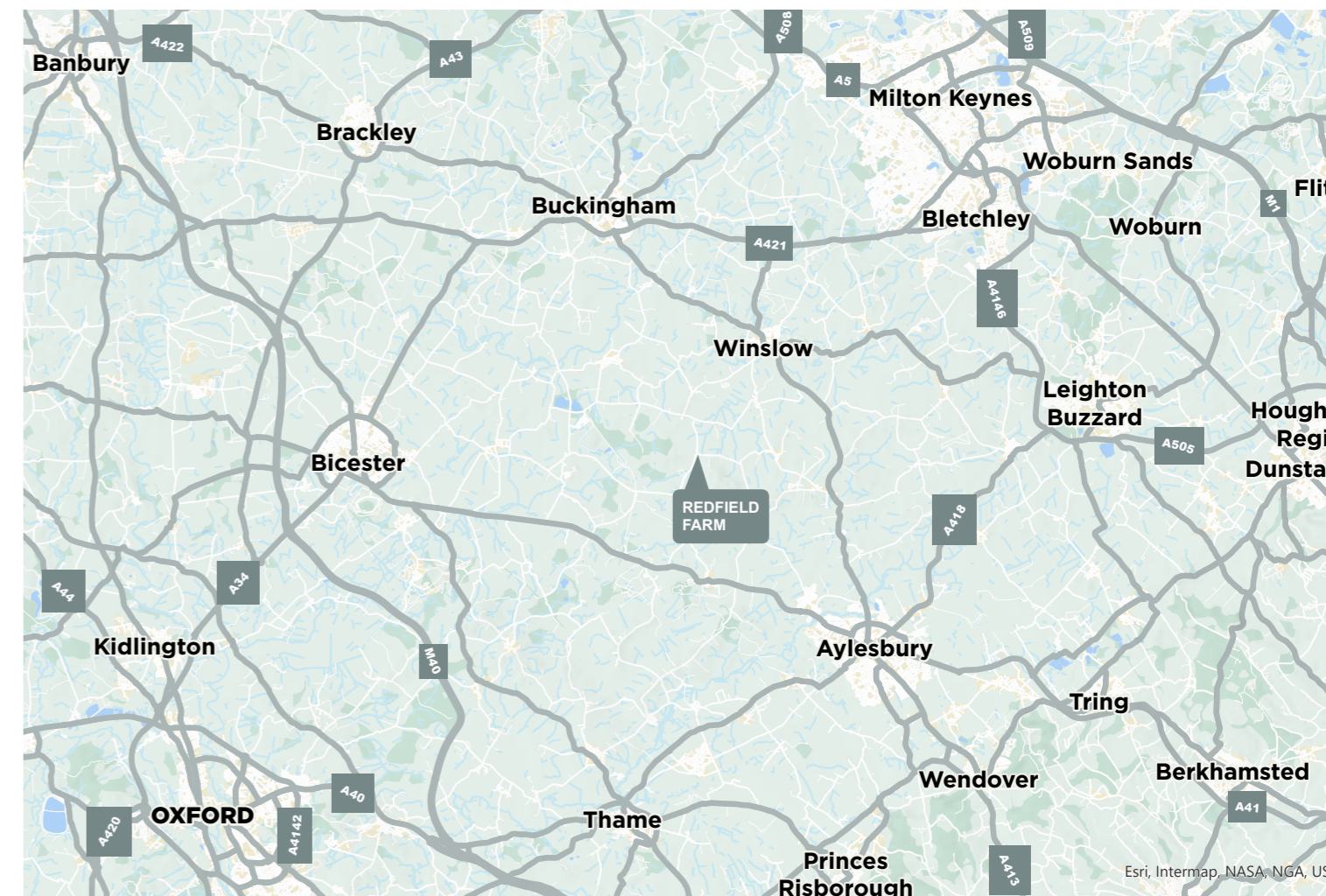
Buckinghamshire Council
<https://www.buckinghamshire.gov.uk>

Viewings

Viewings are strictly by appointment only, Subject to interest we anticipate holding viewing days.



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Esri, Intermap, NASA, NGA, USGS



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