



Land at Burston Hill

Aston Abbots, Buckinghamshire

Carter Jonas

NORTH LETHERBY
CHARTERED SURVEYORS

Land at Burston Hill
Aston Abbots
Aylesbury
Buckinghamshire
HP22 4RQ

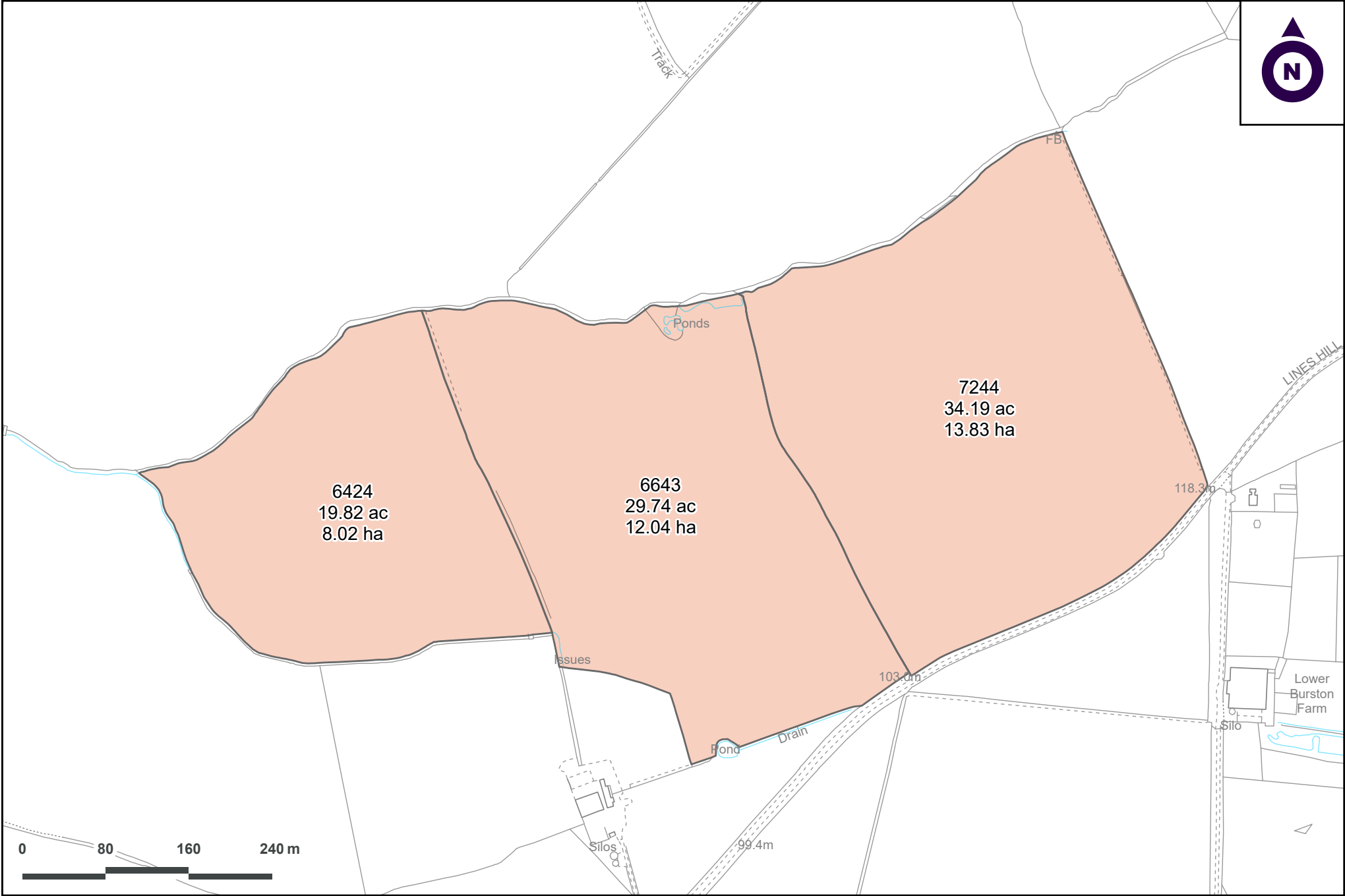
Grade 3 arable land in the
Vale of Aylesbury.

The Land at Burston Hill comprises a ring fenced block of productive farmland in 3 well established and hedged parcels. Located north of the Aston Abbots Road and with access from the same it slopes gently west.

In all extending to 83.74 acres (33.89 ha).

For sale by private treaty as a whole.

Carter Jonas



Location

The property is located adjacent to Aston Abbots Road which runs in between Weedon and Aston Abbots.

The village of Weedon lies circa 1 mile to the West of the property. The nearest town is Aylesbury (approx. 2.5 miles to the South). Road access to the area is good with the A41 and A418 beinf in close proximity. Access to the motorway network is available from the M1 junction 11A (circa 17 miles) and the M40 Junction 7 (circa 16.5 miles).

The nearest train station is Aylesbury Vale Parkway, with direct trains to London (1hr) on the Chiltern Railway service.

Land

The land comprises about 83.74 acres (33.89 ha) of arable land, ideally suited for a range of agricultural enterprises. Offering a ring fence of 3 fields with hedged boundaries the land has supported a variety of cropping rotations.

The land is Classified as Grade 3 it is further characterised as slowly permeable seasonally wet slightly acid but being base-rich loamy and clayey soils.

Method of Sale

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

Tenure & Possession

Freehold with vacant possession.

Overage

The property is sold subject to an overage reserving 25% of the increase in value attributable to a planning consent for a period of 25 years from completion. For the avoidance of doubt payment will be triggered on either implementation of, or disposal of the property with the benefit of the consent.

Designations

The property is within the Thame (Scotsgrove Brook to Thames) NVZ but is free from any other designations.

Holdover, Early Entry & Ingoing Valuation

Depending on the date of completion of the sale either the vendor reserves the right to charge for an ingoing valuation or holdover is reserved to permit the harvesting of all growing crops. Early entry may be allowed at the purchasers own risk.

Services

We are not aware that services are connected to the property. A private water pipe supplying an adjacent property runs across the land with appropriate repairing clauses. Further details on request.

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 agents nor the vendor takes responsibility.

Sporting Timber & Mineral Rights

Sporting, mineral and timber rights are included within the sale where available.

A gas pipe cross the north easterly corner of the easterly field. Further details on request.

Local Authority

Buckinghamshire Council
www.buckinghamshire.gov.uk

Viewings

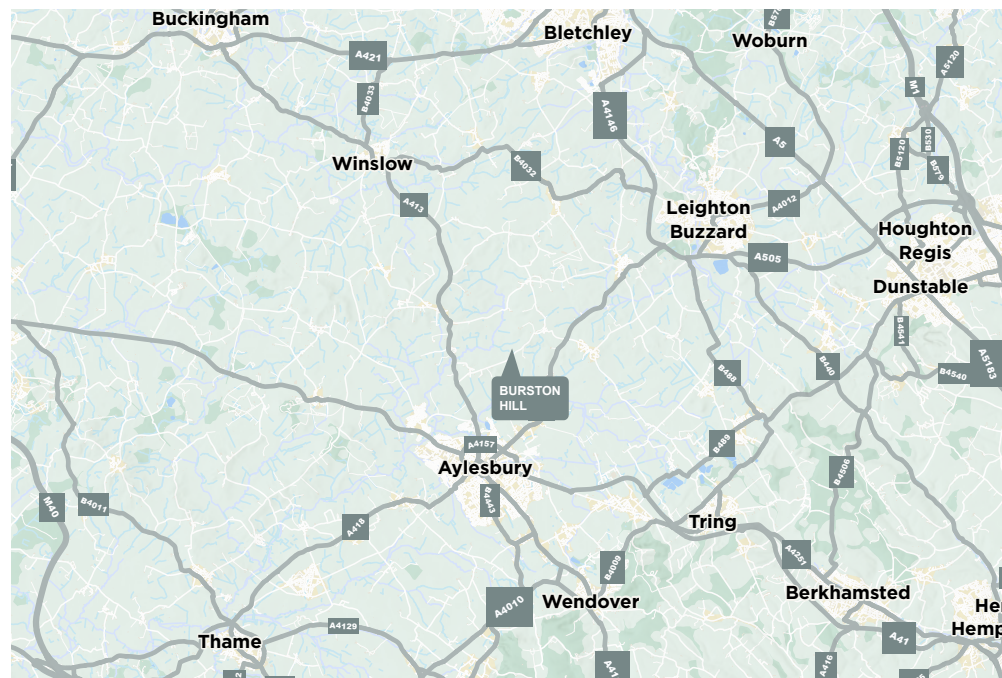
Viewings are by appointment only by contacting the joint selling agents: Carter Jonas, and North & Letherby.

Directions

Follow the A413 from Aylesbury until you reach New Road. Turn right and continue through Weedon onto Aston Abbots Road until Lines Rode intersects. The field will be on your left.



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Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.



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