



# LAND ON WINSLOW ROAD

Granborough, Buckingham MK18 3NQ



# Land on Winslow Road Granborough, Buckingham MK18 3NQ

A well located block of land laid to pasture on the northern edge of the village of Granborough, extending to just over 2 acres. Fenced to all boundaries, the land is suitable for grazing or alternative uses (subject to planning)

Aylesbury 8 miles | Buckingham 10 miles | Bicester 12 miles | Milton Keynes 15 miles | M40 (J9) 18 miles

**For sale as a whole by private treaty**

**In all about 2.04 acres (0.82 hectares)**

**Guide Price of £50,000**



## Location

Located adjacent to the Winslow Road on the northern edge of the village of Granborough, the land is surrounded by further agricultural land immediately to the north and east whilst a small block of woodland and residential dwellings forming part of the village lie to the south and west respectively. Granborough itself provides a range of local amenities whilst the small market town of Winslow located approximately 1.5 miles to the north provides an even greater range of amenities. The A421 is located approximately 6 miles to the north whilst the A41 is located a similar distance to the south, each facilitating good access to further arterial routes and localities throughout the area.

## Directions

From Bicester, take the A41 heading east towards Aylesbury. After approximately 8 miles, take a left turning signposted towards Grendon Underwood and then take the first right turning signposted towards Shipton Lee. Proceed along this road for approximately 1.5 miles before turning right at the junction signposted towards Quainton. Follow this road for approximately 3.5 miles before taking the right turning towards Granborough and proceed for approximately 2 miles into the village itself. At the main junction, turn left onto the Winslow Road and proceed for approximately 0.3 miles; the land is located at the edge of the village on the right just after passing the last group of houses.

## Description

The land comprises a single block of pasture extending to approximately 2.04 acres (0.82 hectares) that has been used for the grazing of sheep.

The land is generally flat and is enclosed by stock-proof post and wire fencing. Classified as Grade 3 to 4 on land classification maps, it is further characterised as being a lime rich loamy and clayey soil. The land benefits from access directly off the public highway which runs adjacent to the western boundary.

## GENERAL

### Method of Sale

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

### Tenure and Possession

Freehold with vacant possession on completion.

### Services

The land benefits from a water supply that is connected to a field trough.

### Wayleaves, Easements & Rights of Way

The property is being sold subject to and with 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 quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

### Sporting, Timber & Mineral Rights

Included as part of the sale in so far as they exist.

### Overage

The sale will be subject to an overage provision for 25 years to the effect that 50% of any increase in value due to the grant of planning consent for any non-agricultural use will be payable to the vendor.

### Local Authority

Buckinghamshire County Council Tel: 01296 395000. [www.buckscc.gov.uk](http://www.buckscc.gov.uk)

Aylesbury Vale District Council Tel: 01296 585858. [www.aylesburyvaldc.gov.uk](http://www.aylesburyvaldc.gov.uk)

### Plans

Plans included within these particulars are based on the Ordnance Survey Maps reproduced from Promap and are for reference and information purposes only. All measurements and distances are approximate.

## VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

## Viewing

Please view with details in hand and on confirmed appointment with the Vendor's selling agent, Adkin on 01235 862888.

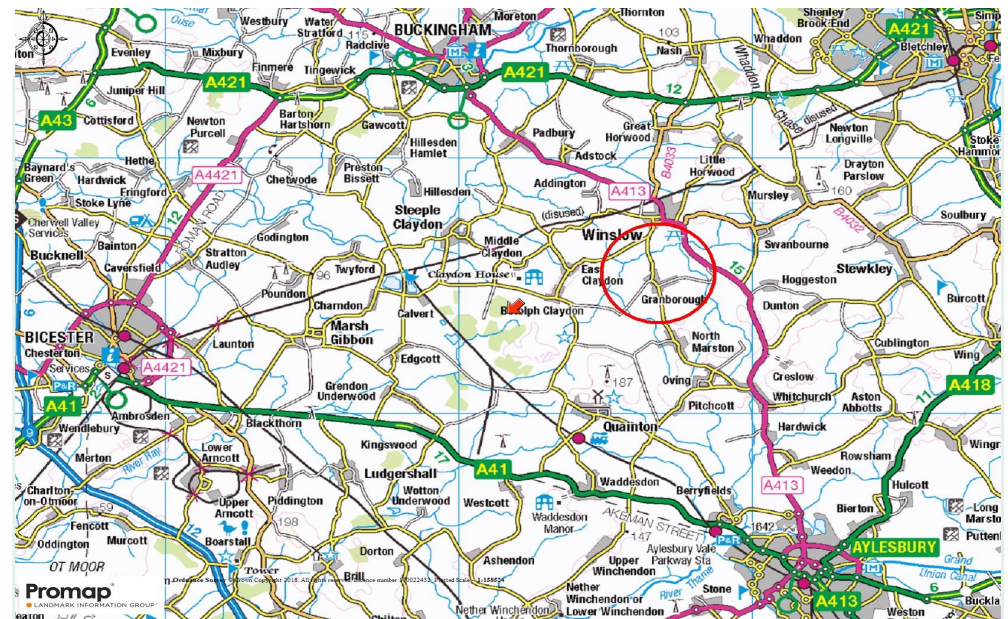
## Health & Safety

We would ask that you be as vigilant as possible when making an inspection of the land.

## For further information

Please contact:

James Fergusson or Simon Alden on 01235 862888 or alternatively by e-mail [james.fergusson@adkin.co.uk](mailto:james.fergusson@adkin.co.uk) or [simon.alden@adkin.co.uk](mailto:simon.alden@adkin.co.uk)



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**Promap**  
LANDMARK INFORMATION GROUP

Orpwood House, School Road  
Ardington, Wantage  
Oxfordshire OX12 8PQ  
Telephone: 01235 862888  
mail@adkin.co.uk  
www.adkin.co.uk

**ADKIN**  
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