



Circa 85 Acres of Pasture, Grendon  
Underwood, Buckinghamshire

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 11 miles (Marylebone 55 mins), Bicester 7 miles (Marylebone 70 mins), M40 (J9) 11 miles. (Distances approx)

## **GRENDON UNDERWOOD, BUCKINGHAMSHIRE**

# **CIRCA 85 ACRES (34.39 Ha) OF PERMANENT PASTURE, BACKLAND OFF OF THE MAIN STREET IN GRENDON UNDERWOOD, BUCKINGHAMSHIRE BETWEEN AYLESBURY AND BICESTER. WATER CONNECTED AND DIRECT ACCESS ONTO A BRIDLEWAY.**

## **FOR SALE FREEHOLD**

### **DESCRIPTION**

The land extends to approx. 85 acres of level pasture and sits north east of the Main Street through Grendon Underwood spreading towards the neighbouring village of Edgcott.

### **SERVICES**

Mains water is currently supplied to the fields which would need to be sub metered from the existing farm connection. The owner would be amenable to granting a right for purchasers to connect to the nearest electricity pole which would be at the purchasers own expense.

The land is part of a stewardship scheme with 3 years remaining, the restrictions include limited use of farmyard manure and no artificial fertiliser. There is also a one acre area that cannot be grazed.

The owner is willing to provide an access adjacent to the farm however the likely entrance onto the land is off of Main Street down a bridle path. The farm and ergo land have enjoyed uninterrupted access for agricultural purposes for over 50 years and the neighbouring farmland sharing this lane had these access rights written into their deeds during the sale of the land in recent years. At the end of the initial lane is a track owned by another neighbour and the track benefits from the same access rights as the lane.

There are no public footpaths crossing the land.

The bridleway that crosses the land heads to Grendon Woods. Another bridleway in Grendon Underwood is at the southern end of the village and heads to Doddershall Wood.

For further information please contact the office and viewing is strictly via W Humphries Ltd. This is private land so please refrain from trespassing.

### **LOCATION**

Grendon Underwood is approximately nine miles west of Aylesbury between the Roman road of Akerman Street and Bernwode Forest, from which it derives its name, Grendon Underwood offers a pleasant and convenient location ideal for family living. With a history dating back to the 16<sup>th</sup> and 17<sup>th</sup> centuries, many attractive thatched cottages and noted buildings can be seen in the village today, including Shakespeare Farm House and the 12th century church of St Leonard. The village has a general store with post office and a Public House.

The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. The Bicester stations connect to Oxford and Birmingham and London is also under an hour. Services to Euston are available from Cheddington and Leighton Buzzard. The Aylesbury line has been extended to Aylesbury Vale Parkway station which provides a frequent service to Marylebone from Fleet Marston.



**For identification purposes only**

**Possible secondary access**

**Bridleway access**





**The bridleway lane  
from the land**

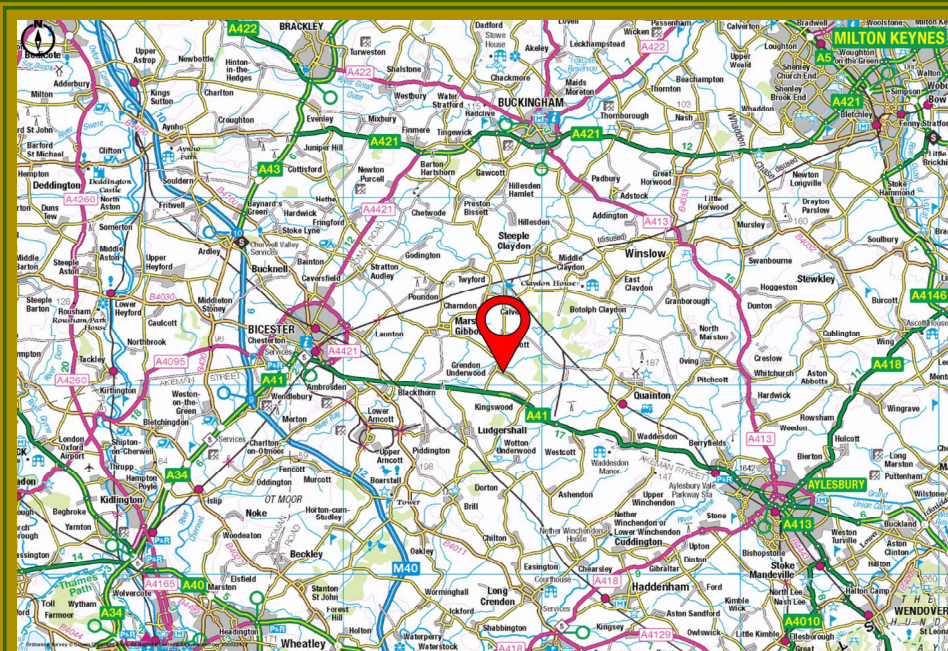
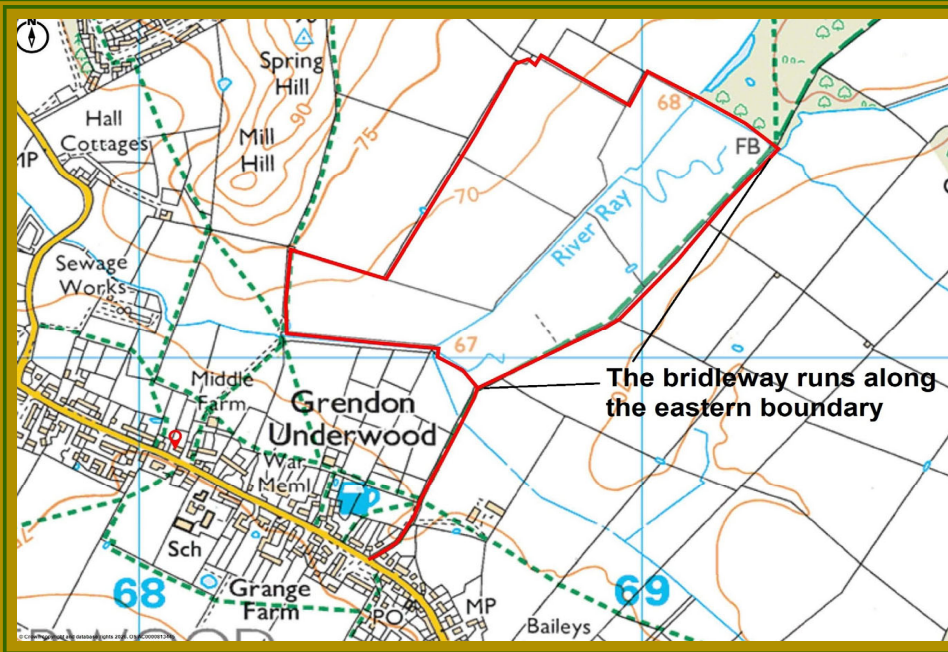


**Bridleway lane  
access from the  
Main Street**

#### **IMPORTANT NOTICE**

**W. HUMPHRIES** for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.



74 High Street, Waddesdon,  
 Buckinghamshire HP18 0JD  
 Tel: 01296 658270 Fax: 01296 658272  
 E-mail: info@whumphries.co.uk