

acorus

Ivy Lane, Great Brickhill

Guide Price : £1,125,000

**IVY LANE
GREAT BRICKHILL
MILTON KEYNES
BUCKINGHAMSHIRE
MK17**

A modern four bedroom farmhouse with large garden and parking set in a superb location with views over open countryside. The property includes an agricultural building built in 2015 and land extending to approximately 5 acres (2 hectares).

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
(Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

Guide Price : £1,125,000

REF: C370

These particulars give only a general outline and your attention is drawn to the important notice printed within them.



0345 340 5215

INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The farmhouse is located to the south of the village of Great Brickhill. The village has a Public House and Parish Church, Cricket Club, Tennis Club and a Multi Use Games Area, all of which provide a variety of events for the local community. Both Primary and Secondary schools are available.

Leighton Buzzard is approximately 4 miles to the south of the village and Woburn a similar distance to the north east. Leighton Buzzard train station offers a regular service to London Euston.

DESCRIPTION

A modern four bedroom farmhouse built in 2015 with large garden and parking set in a superb location with views over open countryside. The property includes an outbuilding and land extending to approximately 5 acres (2 hectares).

A mobile home is situated on the land which has planning permission for use for part of the year and is ancillary to the agricultural use. This and its immediate plot can be excluded from the sale by separate negotiation.



ACCOMMODATION

Ground Floor

Entrance Hall

Cloakroom
W/C and wash hand basin.

Utility Room

3.2m x 2.5m

Built-in cupboards, large sink and plumbing for washing machine.

Door to Lobby and additional Cloakroom with W/C and wash hand basin.

Study/Snug

3.2m x 3.2m

Kitchen/Dining Room/Sitting Room

10.8m x 4.2m (average)

Fitted kitchen units with wooden doors, 1.5 sink unit, Range cooker space with extractor over, built-in fridge/freezer.

The Sitting Room benefits from a Wood Burner.

First Floor

Large Landing

Master Bedroom with separate Dressing Room

4.1m x 3.6m

En-suite Bathroom

Bath, large shower, W/C and wash hand basin.

Bedroom 2

3.4m x 3.3m

Built-in wardrobe.

En-suite Shower Room

Shower cubicle, W/C and wash hand basin.

Bedroom 3

3.7m x 3.3m

Built-in wardrobe.

Bedroom 4

3.4m x 3.3m

Built-in wardrobe.

Family Bathroom

Bath, shower cubicle, W/C, wash hand basin.

OUTSIDE

The property benefits from a driveway to the front with parking for several cars and a large paved patio to the rear.

The land is laid to grass and suitable for grazing.

The outbuilding is a modern agricultural building erected in 2015 and measures 27.4m x 13.7m (90ft x 45ft) with 2m concrete panel walls and space boarding above with a fibre cement roof.

NOTE

The mobile home to the north of the site, adjacent to the outbuilding, was granted planning permission in 1993. Its permission is ancillary to the agricultural use, not residential.

The mobile home and its immediate plot can be excluded from the sale by separate negotiation subject to a modified price.

EASEMENTS AND WAYLEAVES

We are not aware of any easements or wayleaves affecting the property.

ACCESS AND RIGHTS OF WAY

Access to the property is off Ivy Lane via a private driveway.

We are not aware of any Rights of Way affecting the property.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission in Outline was granted for the dwelling on the 6 December 2012 subject to eight conditions, one of which was an Agricultural Occupancy Condition. Condition four states:

'The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture (as defined in Section 336 of the Town and Country Planning Act 1990), or in forestry, or a widow or widower of such a person and to any resident dependants.'

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

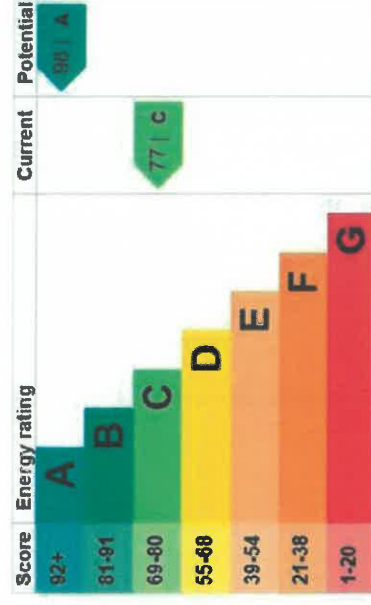
SERVICES (not tested)

The property is provided with mains water and electricity.

Drainage is to a septic tank.

Central heating is provided by Liquid Petroleum Gas.

ENERGY PERFORMANCE RATING: C



LOCAL AUTHORITY

Buckinghamshire Council
(Aylesbury Vale District Council)
<https://www.buckinghamshire.gov.uk/>
0300 131 6000

Council Tax Band G.

LEGAL COSTS

Each party will be responsible for their own legal costs.

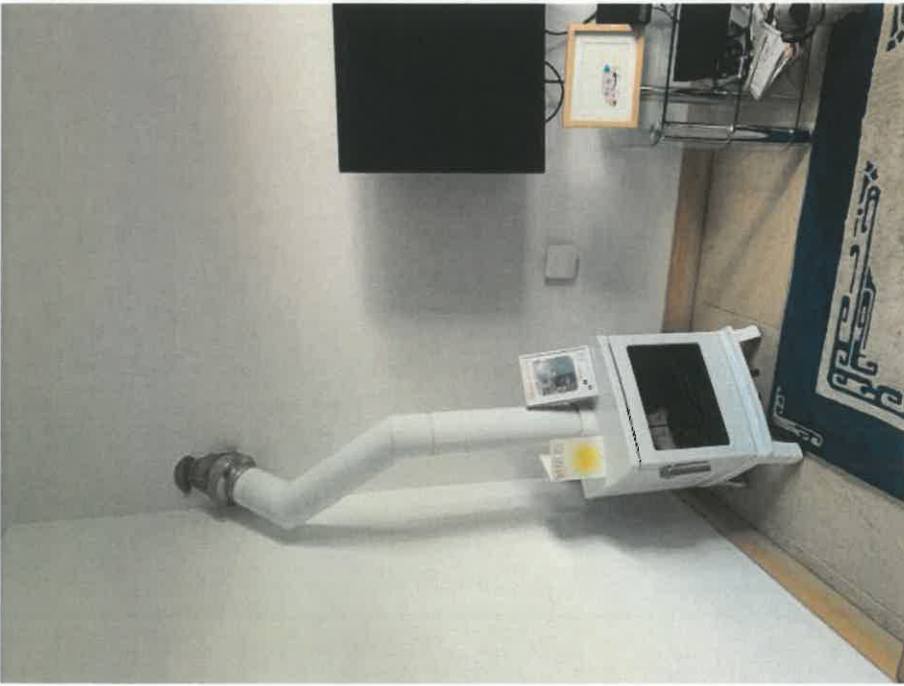
VIEWING

Strictly by appointment with the selling agent Acorus.



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IMPORTANT NOTICE

Acorus Rural Property Services Ltd for themselves and for the Vendors/Lessors of this property give notice that:

1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. 3. No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. 4. No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. 6. All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. 7. In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. 8. The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. 9. Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

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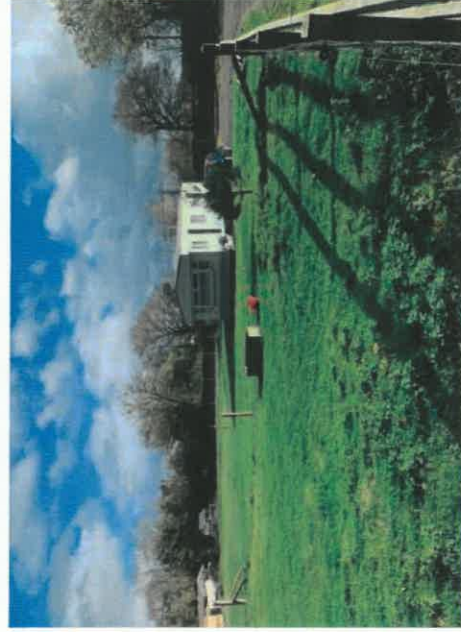
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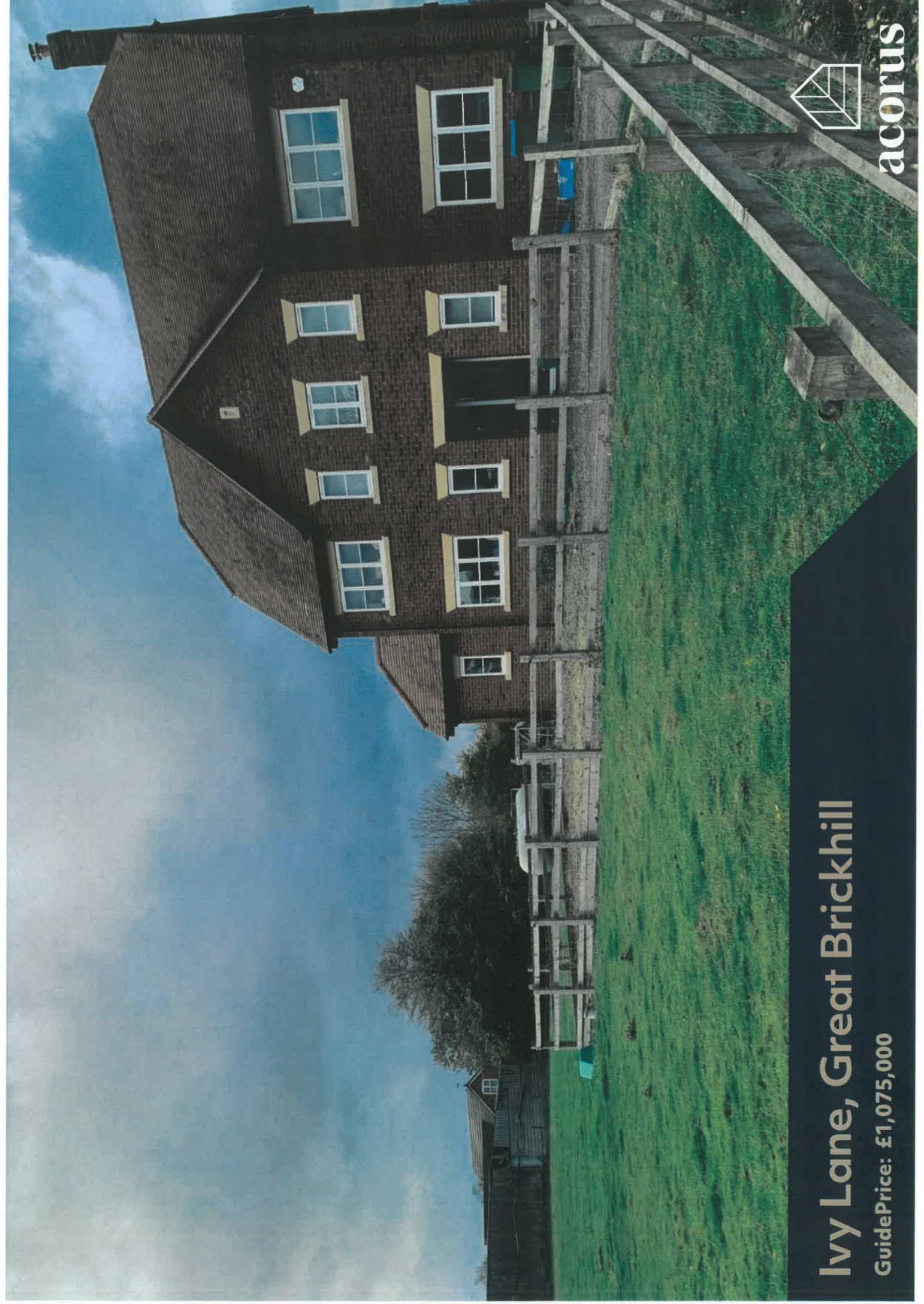


Ivy Lane, Great Brickhill

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