



BUCKINGHAMSHIRE, GREAT BRICKHILL, MK17

£1,075,000 GUIDE PRICE

Ref: C370

Type: House

Availability: For Sale

Bedrooms: 4

Bathrooms: 3

Reception Rooms: 2

Tenure: Freehold



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FULL DETAILS

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

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

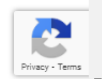
Built-in wardrobe.

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.

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.

EASEMENTS AND WAYLEAVES We are not aware of any easements or wayleaves 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

Energy Rating C.

<https://find-energy-certificate.service.gov.uk/energy-certificate/8897-2944-6739-8927-0063>

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.

Get in touch

FREE INITIAL PHONE CONSULTATION

Whether you need advice, or you are ready to embark on your next project, contact Acorus Rural Property Services to arrange a consultation at your local regional office.

Name

Email

Phone

County

Message

