



Land at Radnage

Radnage Common Road, Radnage, Buckinghamshire

**Carter Jonas**



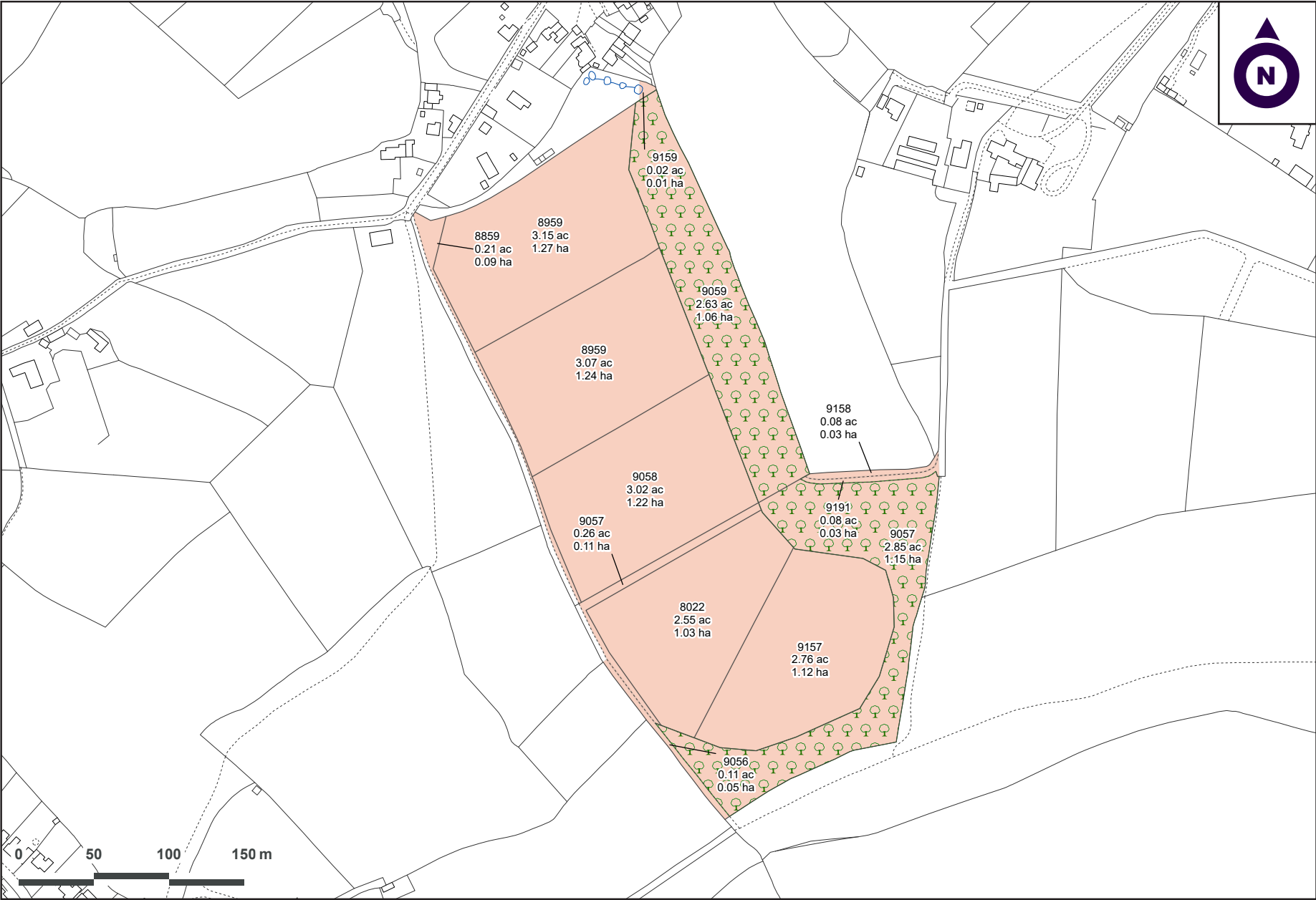
Land at Radnage  
Common Road  
High Wycombe  
HP14 4DH

Equestrian Pasture and woodland  
within the Chilterns AONB.

An excellent opportunity to acquire amenity  
pastureland within the highly attractive Chiltern Hills.  
The land has been used for the grazing of horses in  
recent years, and lends itself for a variety of uses  
including smallholding, amenity and environmental.

In all extending to 20.79 acres (8.41hectares).

For sale by private treaty as a whole.



Location

The land is on the southern edge  
of Radnage village, accessible from  
Radnage Common Road and within  
close proximity of a broad network  
of bridle-paths. The land is within 10  
minutes drive of junction 5 of the M40.

Land

The grassland extends to 15.16 acres (6.13  
hectares) and is split into five separate  
parcels, with a 5.63 acre (2.28 hectare)  
stand of young, mixed broadleaf  
woodland wrapping around the eastern  
and southern boundaries.

Method of Sale

The land is offered for sale as a whole by  
Private Treaty.



## Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

## Basic Payment Scheme

Basic Payment has not been claimed, neither have any environmental stewardship schemes.

## Designations

The property sits within the Chilterns Area of Outstanding Natural Beauty (AONB).

## Fixtures & Fittings

There is a temporary animal shelter/ hay store adjacent to the entrance off Radnage Common Road. This shelter can be included or excluded in the sale, as the buyer prefers.

## Services

The property is supplied by mains water, with a network of water troughs serving the paddocks.

## Wayleaves, Easements & Rights of Way

A public bridleway runs along the western boundary of the property, and is separately fenced from the wider property.

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.

## Sporting, Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale in so far as they are owned.

## Overage

The sale will include an overage for a period of 25 years from the date of completion. Should planning permission be granted for any residential or commercial uses, 25% of the uplift in value will be payable to the seller. Agriculture and equestrian uses are permitted.

## Local Authority

Buckinghamshire Council – Wycombe Area.  
[www.buckinghamshire.gov.uk](http://www.buckinghamshire.gov.uk)

## Viewings and Health & Safety

All viewings are by appointment only by contacting the sole selling agents Carter Jonas, Oxford, and are carried out at the sole risk of the viewer. Neither the selling agents nor the vendor takes responsibility.

## Directions

From Stokenchurch, head east on the A40 towards High Wycombe. 200 yards after the National Speed Limit sign, turn left onto City Road, signed to Radnage & Water End.

After 1 mile, and having entered Radnage village, turn right onto Green Lane, and at the end of Green Lane turn right on Radnage Common Road – the gateway entrance to the land is at the end of Radnage Common Road on the left hand side.



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