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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

For illustration purposes only

Land at Fingest Lane

Fingest, Henley-on-Thames RG9 6TH

For Sale by Private Treaty

Land at Fingest Lane
Fingest, Henley-on-Thames RG9 6TH
For sale as a whole by Private Treaty

Directions

From Henley-on-Thames town centre head north on Bell Street, going straight over the first mini roundabout and taking the second exit at the second mini roundabout towards Marlow. Proceed on the A4155/Marlow Road for approximately 2.9 miles and take the left at Mill End towards Skirmett. Follow the Skirmett Road for approximately 4.0 miles passing through the village of Skirmett and The Frog public house on the left hand-side. At the Y junction take the left towards Turville. The entrance to the land is between the two properties known as Tinghurst Edge and Wicklealdroth through a galvanised 5 bar gate beside the houses. The Fingest village sign is positioned at the roadside edge of the entrance.

What 3 Words: weary.riskiest.jokes

<https://what3words.com/weary.riskiest.jokes>

Situation

The land is located in the village of Fingest within the Hambleden Valley and Chiltern Hills Area of Outstanding Natural beauty.

The property is situated 7.0 miles from the market town of Marlow and 7.7 miles from the market town of Henley-on-Thames.

Description

The land extends to approximately 12.25 acres (4.96 hectares) in total and comprises a single enclosure of predominantly level permanent pasture. The land is predominantly bordered with mature hedgerow and lies adjacent to the Watery Lane footpath to the south, Fingest Lane to the east and a number of residential dwellings to the north.

Access

Access is taken directly from Fingest Lane between the two houses.

Services

There are no services connected to the land and so interested parties are advised to undertake their own enquiries with Thames Water for a mains connection quotation.

Wayleaves, Easements and Rights of Way

There is one footpath crossing the land from north to south. A gas main underground pipeline also runs across the land.

Timber, Mineral and Sporting Rights

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

Tenure

The land is offered freehold with vacant possession upon completion.

Method of Sale

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

Planning

The land is situated within the administrative boundaries of Buckinghamshire Council (Wycombe Area).

The land is also situated within The Chiltern Hills Area of Outstanding Natural Beauty (AONB).

Basic Payment Scheme (BPS)

There are no BPS entitlements included in the sale.

Local Authority

Buckinghamshire Council (Wycombe Area)

Queen Victoria Road, High Wycombe, Buckinghamshire HP11 1BB

T: 01494 461000

Viewings

The property may be viewed during daylight hours by persons holding a set of these sales particulars.

The property may be viewed on foot only and at your own risk, neither Simmons & Sons nor the landowner accept any liability to injury caused on the land.

We also request that you register your interest with us before viewing the land.

Contact

Simmons & Sons

32 Bell Street, Henley-on-Thames, Oxfordshire RG9 2BH

Kerry Clarke or Millie Etheridge

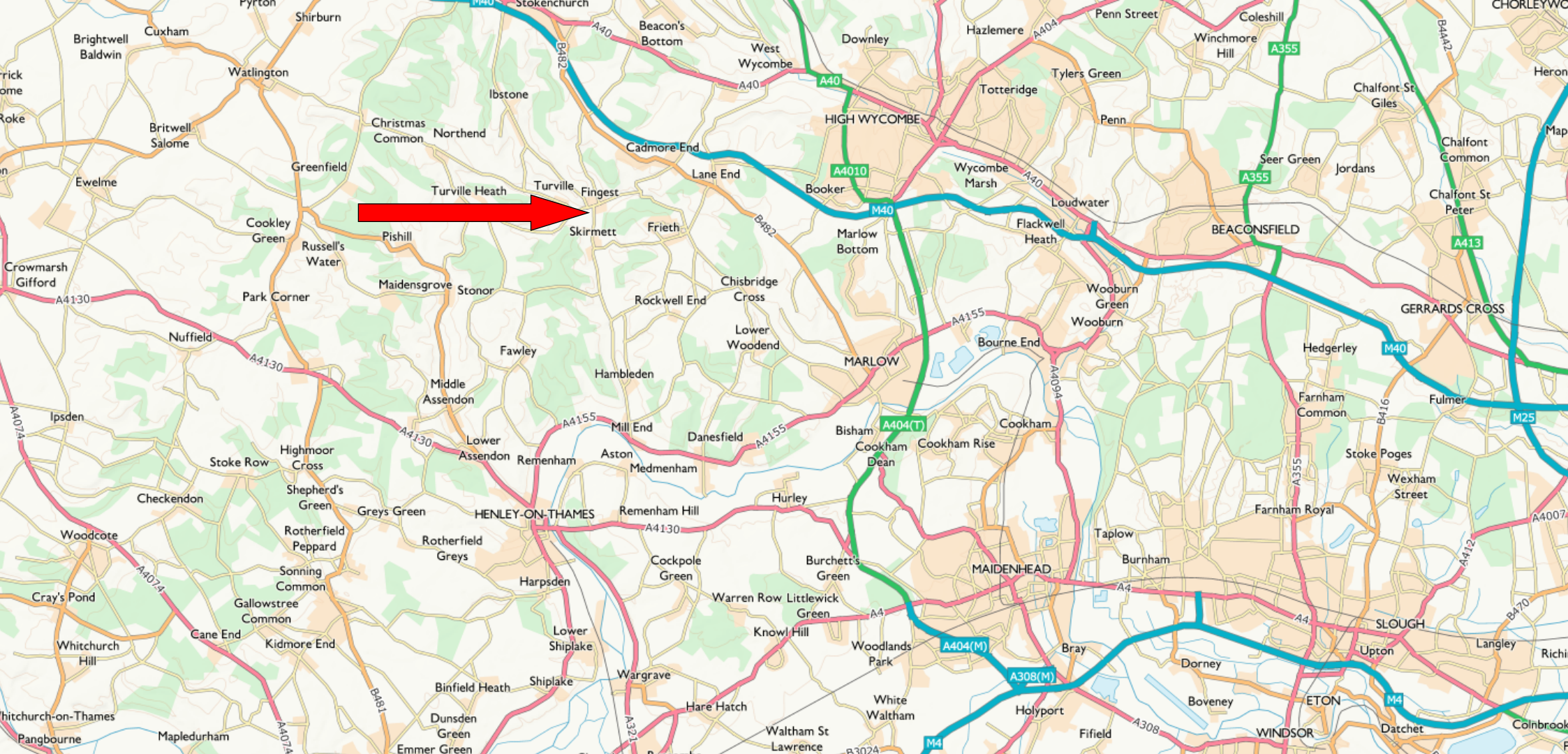
T: 01491 634283 / 01491 634281

E: kclarke@simmonsandsons.com or metheridge@simmonsandsons.com

Date of Particulars

March 2021





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