



Meadow Brook Farm

Risborough Road, Little Kimble, AYLESBURY, HP17 0UE

RESIDENTIAL SITES FOR SALE

9,548 sq ft
(887.04 sq m)

- Residential development opportunity
- 3 plots of land with planning permission for 4 houses. Wycombe District Council 18/08092/FUL
- In addition, further permission for stable block with yard area WDC 21/08211/FUL
- To be sold as a whole

Meadow Brook Farm, Risborough Road, Little Kimble, AYLESBURY, HP17 0UE

Summary

Available Size	9,548 sq ft
Price	Price on application
Business Rates	Not Applicable
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Residential development opportunity for 4 large houses in an Area of Outstanding Natural Beauty. Ideal for a local developer or house owner looking to build their own. The site is in a fantastic location overlooking the Chiltern Hills. The site edged blue on the attached plan refers to planning permission for a stable block, corral area, tack room, hay barn plus adjacent land.

Location

The site is located in Little Kimble, just off the A4010, approximately 2 miles distant from Princes Risborough where there is a fast and efficient train service to London Marylebone and Birmingham Snow Hill. The M40 motorway Jct 6 (approx 10 minutes drive) giving access to the M40, M1 and M25 motorways. Aylesbury is located 5 mi (8.0 km) to the north.

Accommodation

Please note sizes quoted exclude garaging or car ports.

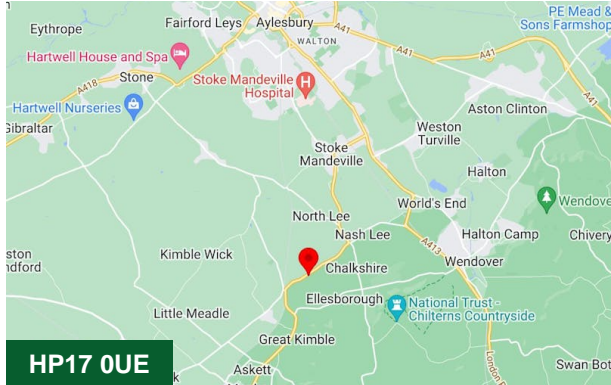
Name	Building Type	sq ft	sq m	Availability
Building - Plot 1	Development	3,283	305	Available
Building - Plot 2	Development	2,013	187.01	Available
Building - Plot 3	Development	1,959	182	Available
Building - Plot 4	Development	2,293	213.03	Available
Total		9,548	887.04	

Business Rates

Not applicable

EPC

Not applicable



Viewing & Further Information



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ac@chandlergarvey.com





SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



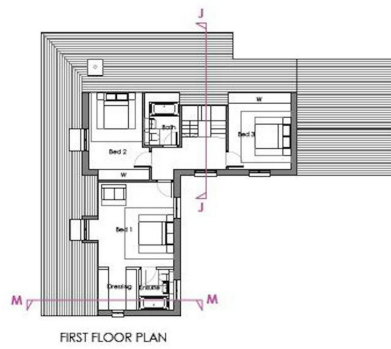
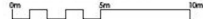
SECTION J - J



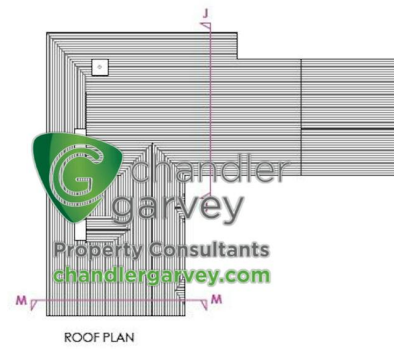
SECTION M - M



GROUND FLOOR PLAN



FIRST FLOOR PLAN

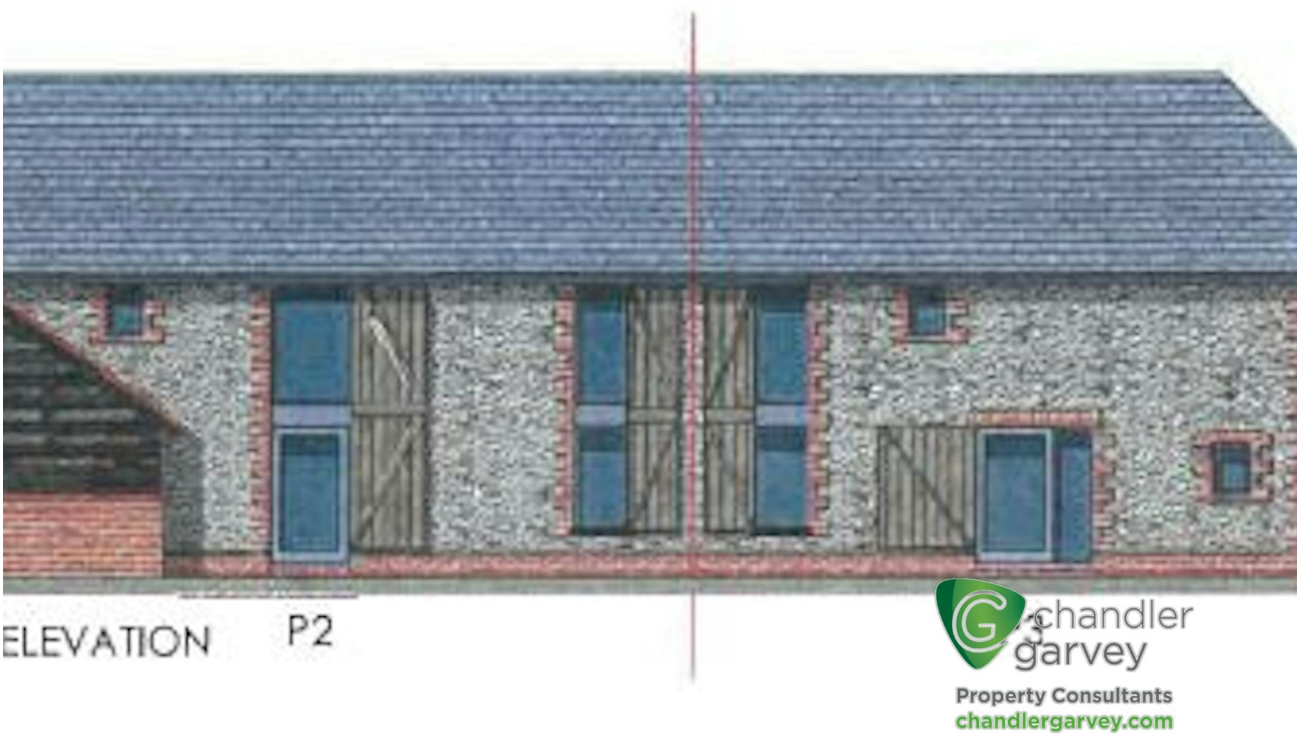


ROOF PLAN

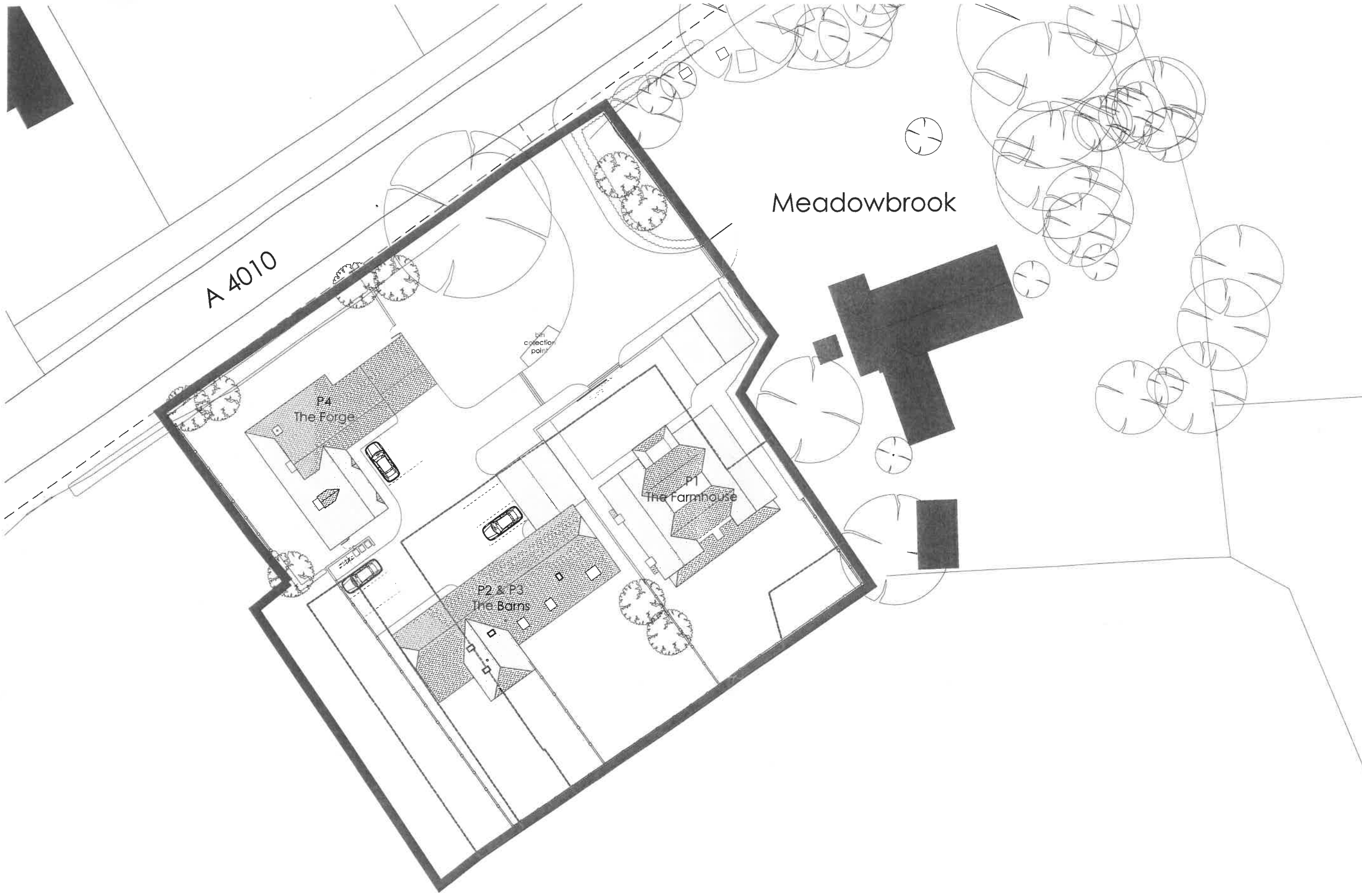


ELEVATION P2












NOTES:
 DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING
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REVISIONS

Rev.	Date	Description

-  Buildings to be removed
-  Existing trees
-  New trees

Client :
 ST JOHN HOMES (THAMES
 VALLEY) LTD

Job :
 LAND ADJOINING
 MEADOWBROOK,
 RISBOROUGH ROAD,
 LITTLE KIMBLE
 Drawing Title:
 Site Plan

Scale:
 1:200 @ A1

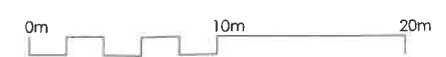
Date: Feb 2019 Drawn By: MM Checked: MM

Drawing No: 3282.102 Revision: B

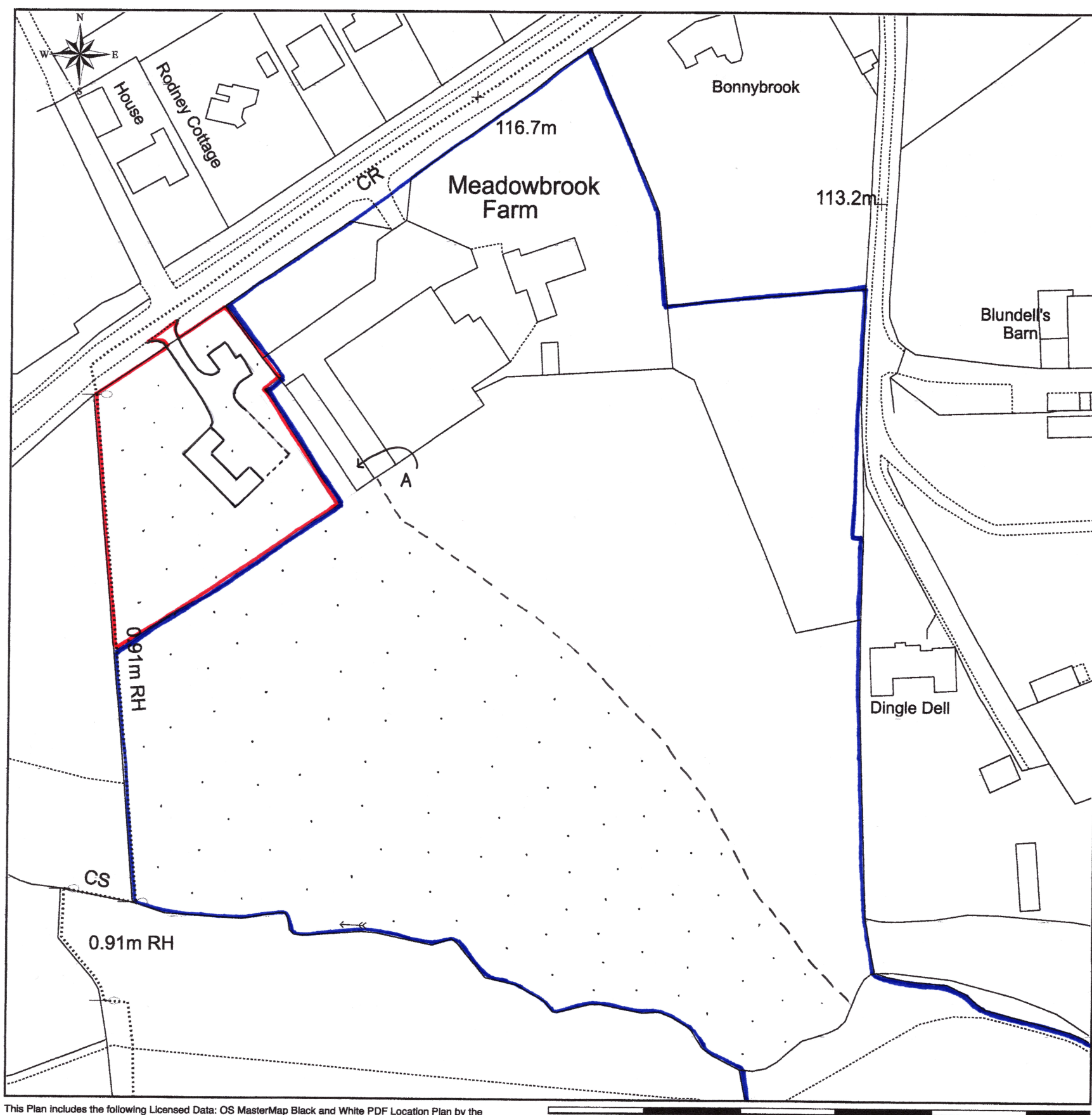
PLANNING

The White Barn, Manor Farm, Manor Road
 Wantage, Oxfordshire, OX12 8NE
 T: 01235 765322 F: 01235 765373
 The Mansion House, Hartham Park, Carsham,
 Wiltshire, SN13 0RP
 T: 01249 700489 F: 01249 470077
 info@bhp-hartwood.co.uk - www.bhp-hartwood.co.uk

NORTH



ARCHITECTS



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0m 25m 50m 75m 100m 125m

Scale: 1:1250, paper size: A3

Existing Equestrian building marked 'A'

Existing land used for equestrian purposes shown stippled

P100
Site Location Plan

(1:1250)