



STOKENCHURCH, BUCKS

A little land. A lot of possibility.

Greenbelt agricultural plots from 100 sq m

Berry Farm, Mudds Bank, Wycombe Road
Stokenchurch, High Wycombe, Buckinghamshire HP14 3RS



AVAILABLE NOW

Your own piece of **Buckinghamshire.**

Greenbelt agricultural land at Mudds Bank, Stokenchurch — available for a variety of uses subject to the necessary consent. Multiple plots available if required, from 100 sq m up to 400 sq m.

100 SQ M

£8,000

200 SQ M

£10,000

300 SQ M

£12,000

400 SQ M

£14,000

Availability:

Available for a variety of uses subject to the necessary consent. Multiple plots available if required.

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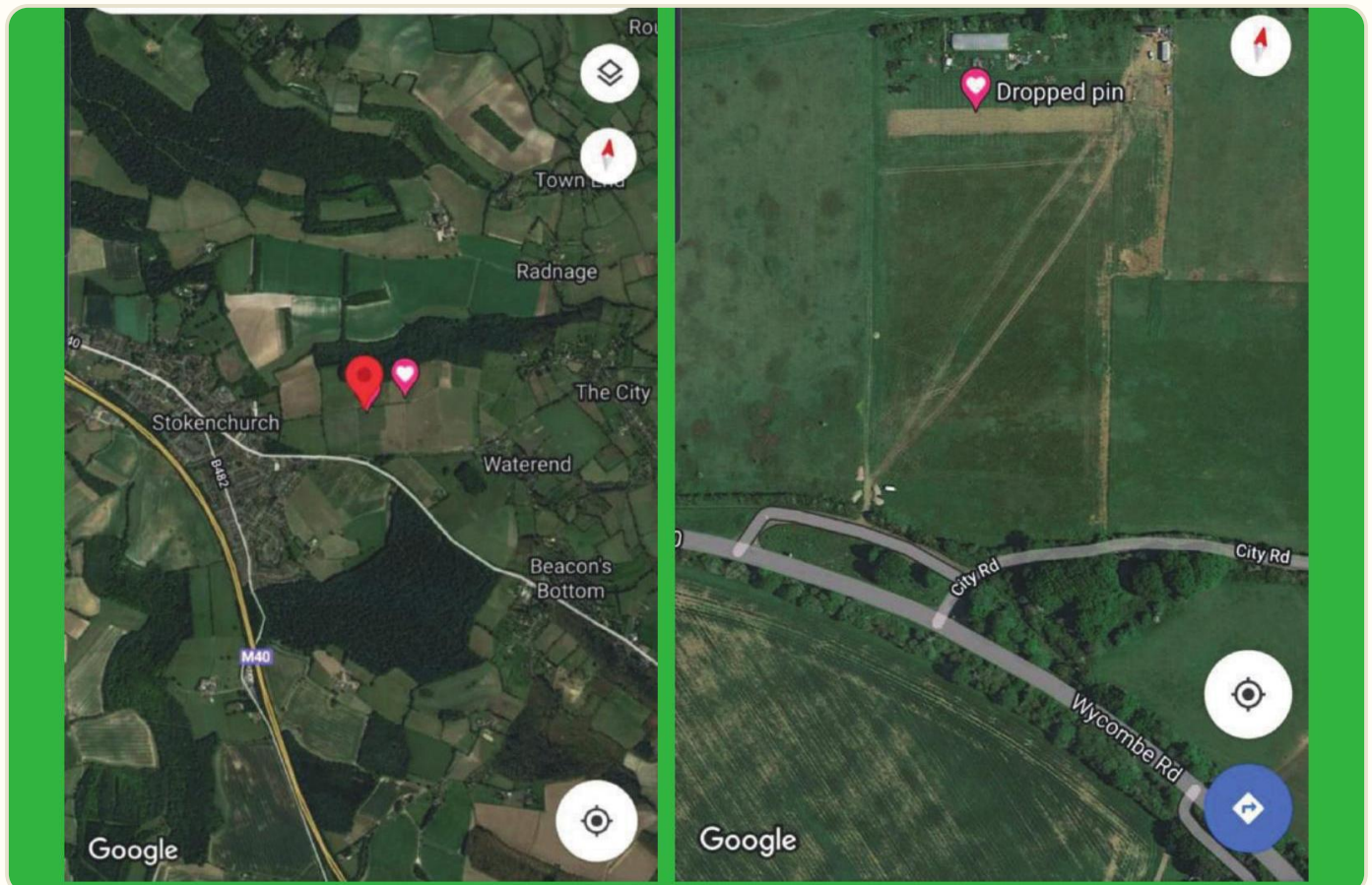
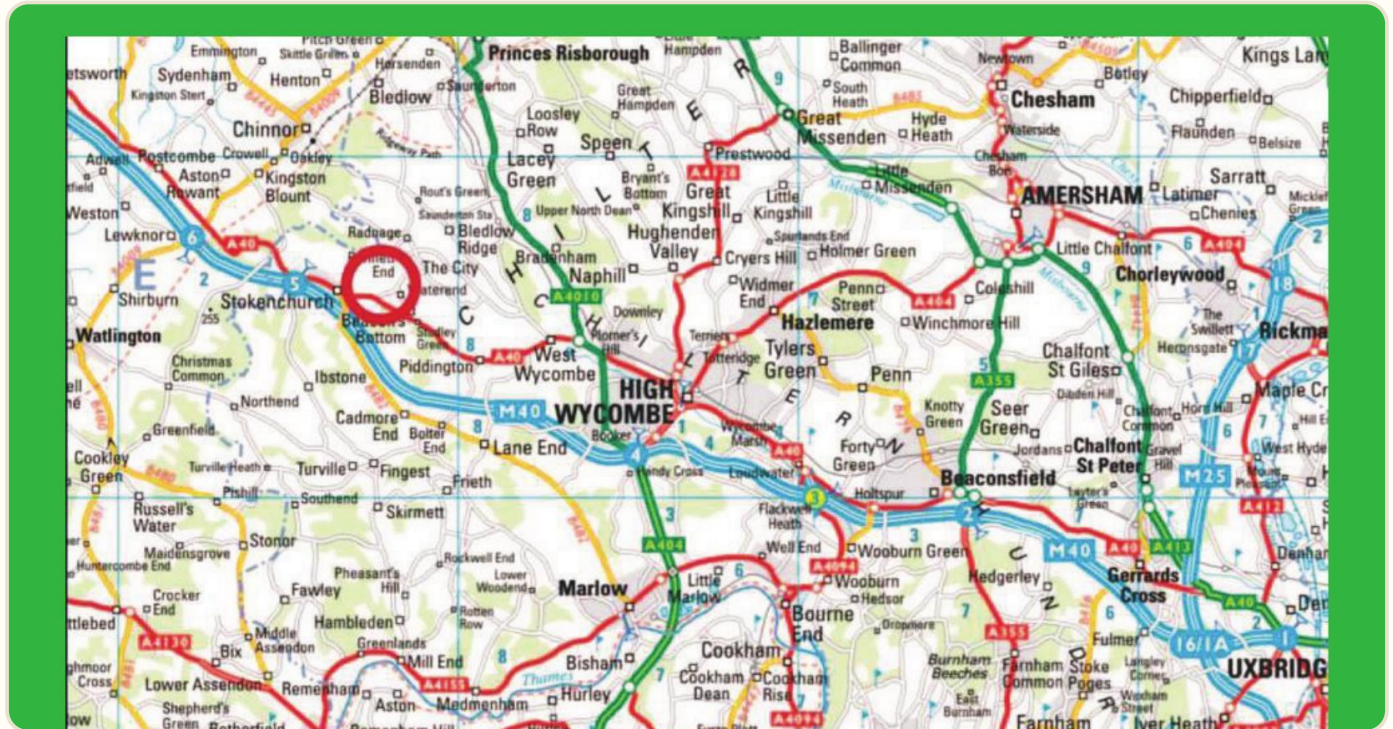


TRIBUTE LAND

LAND WITH A BRIGHT FUTURE



Location





Site Photography



Aerial view — plot & access track



Aerial view — garden & site facilities



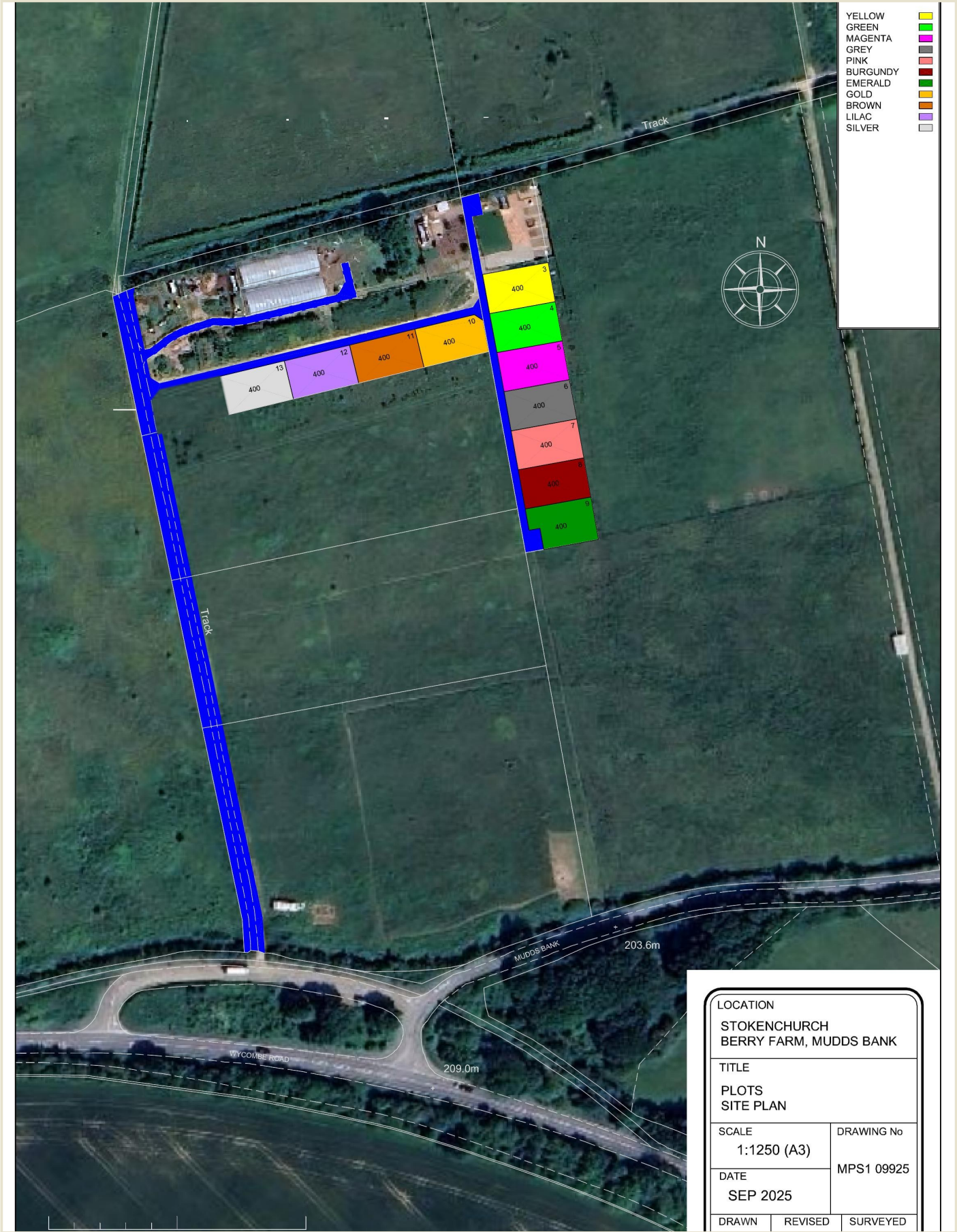
Aerial view — greenhouses & boundary



Aerial view — overhead site layout

SITE PLAN — SIDE VIEW







Land Summary

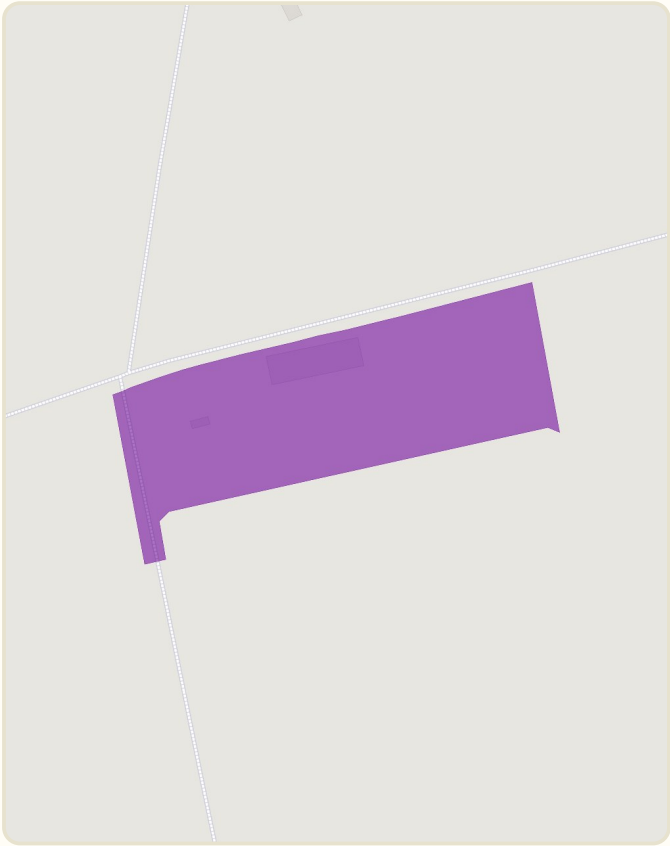
Title number	BM385045
Title class	Absolute freehold title
Estate interest	Estate in land
Area	1.59 acres / 0.65 hectares
Note	400 sq m for £14,000





Considerations

AONB (within land)	0 metres
Greenbelt (within land)	0 metres
Public Rights of Way	0 metres
Ancient Woodlands	127 metres
Listed Buildings	748 metres
SSSI	1,383 metres
Special Areas of Conservation	1,383 metres
Scheduled Monuments	2,803 metres
National Nature Reserves	2,875 metres
Flood Zone 2	5,019 metres
Flood Zone 3	5,022 metres
Local Nature Reserves	6,386 metres
Special Protected Areas	30,903 metres
National Parks	51,922 metres



Planning

Current applications	0 applications
Historic applications	Showing 4 of 7 applications





Boundary & Agricultural

Boundary

Parish	Stokenchurch CP
District	Buckinghamshire
County	Buckinghamshire

Agricultural

Land classification	Grade 3 — Good to Moderate Quality
Land use category	Agricultural areas
Nitrate / safeguard zone	None present





Nearby Land for Sale



Mudds Bank

Buckinghamshire

£8,000



Building Plot on George Street

Buckinghamshire

£275,000



Ponds Farm, Bennett End

Buckinghamshire

£2,250,000



Falling Leaf, Red Lane

South Oxfordshire

£3,750,000



Woodside, Chinnor Road

Buckinghamshire

£1,999,950



Beacon Cottage, Aston Rowant

South Oxfordshire

£1,750,000

Note:

Available for a variety of uses subject to the necessary consent. Multiple plots available if required.



Ownership & Valuation

Ownership category

Company owned

Title ownership record

1 title record

Freeholder / Leaseholder

EQUINE WELFARE LIMITED

The Stables, Mudds Bank, Wycombe Road, Stokenchurch, High Wycombe
Registered 02/12/2013

Valuation

Average value area

HP14

Average residential values

£552/sqft · £5,943/sqm

Comparable Sales — 6 most recent transactions

19 Framers Court, Lane End, High Wycombe, HP14 3LL	25/11/2022	£412,500
Flint House, Ibstone, High Wycombe, HP14 3XZ	23/11/2022	£2,100,000
Rosebery, 3 Beech Park, Walters Ash, High Wycombe	21/11/2022	£1,250,000
80 Haw Lane, Bledlow Ridge, High Wycombe, HP14 4JH	18/11/2022	£780,000
Mellyns Wood, Valley Road, Hughenden Valley	18/11/2022	£625,000
20 Old School Close, Stokenchurch, High Wycombe	17/11/2022	£167,500

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