



RADNAGE, 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 Berry Farm, 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

£5,000

200 SQ M

£8,000

300 SQ M

£9,000

400 SQ M

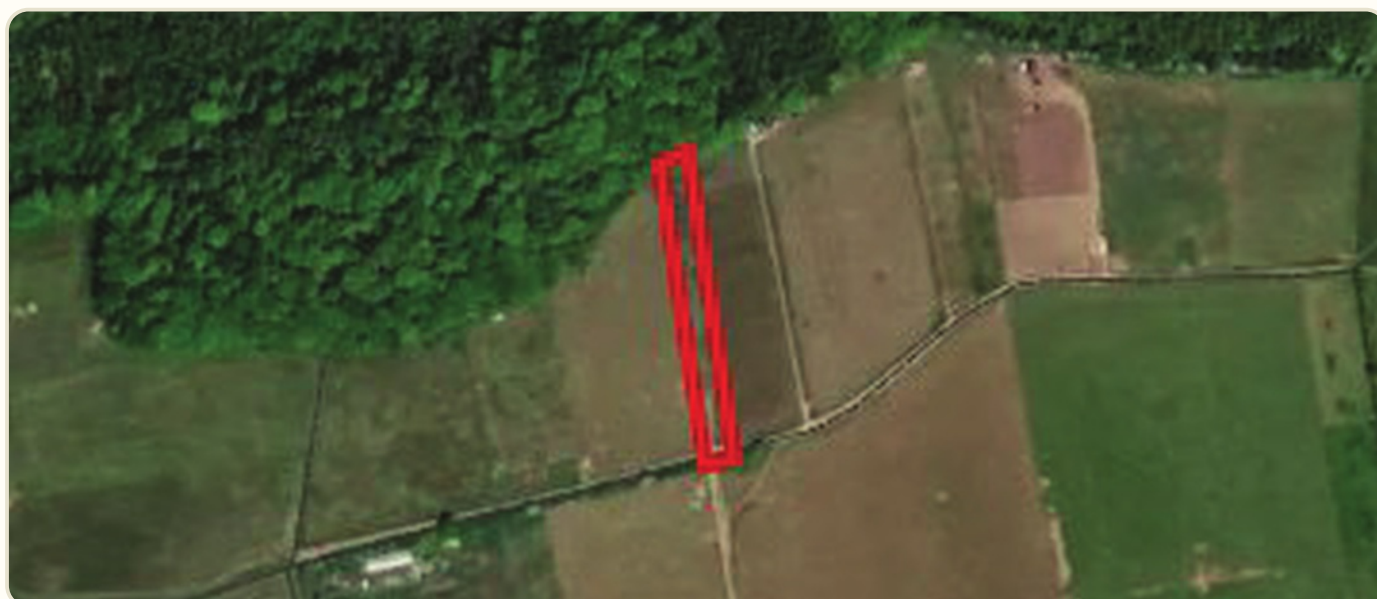
£10,000

Availability:

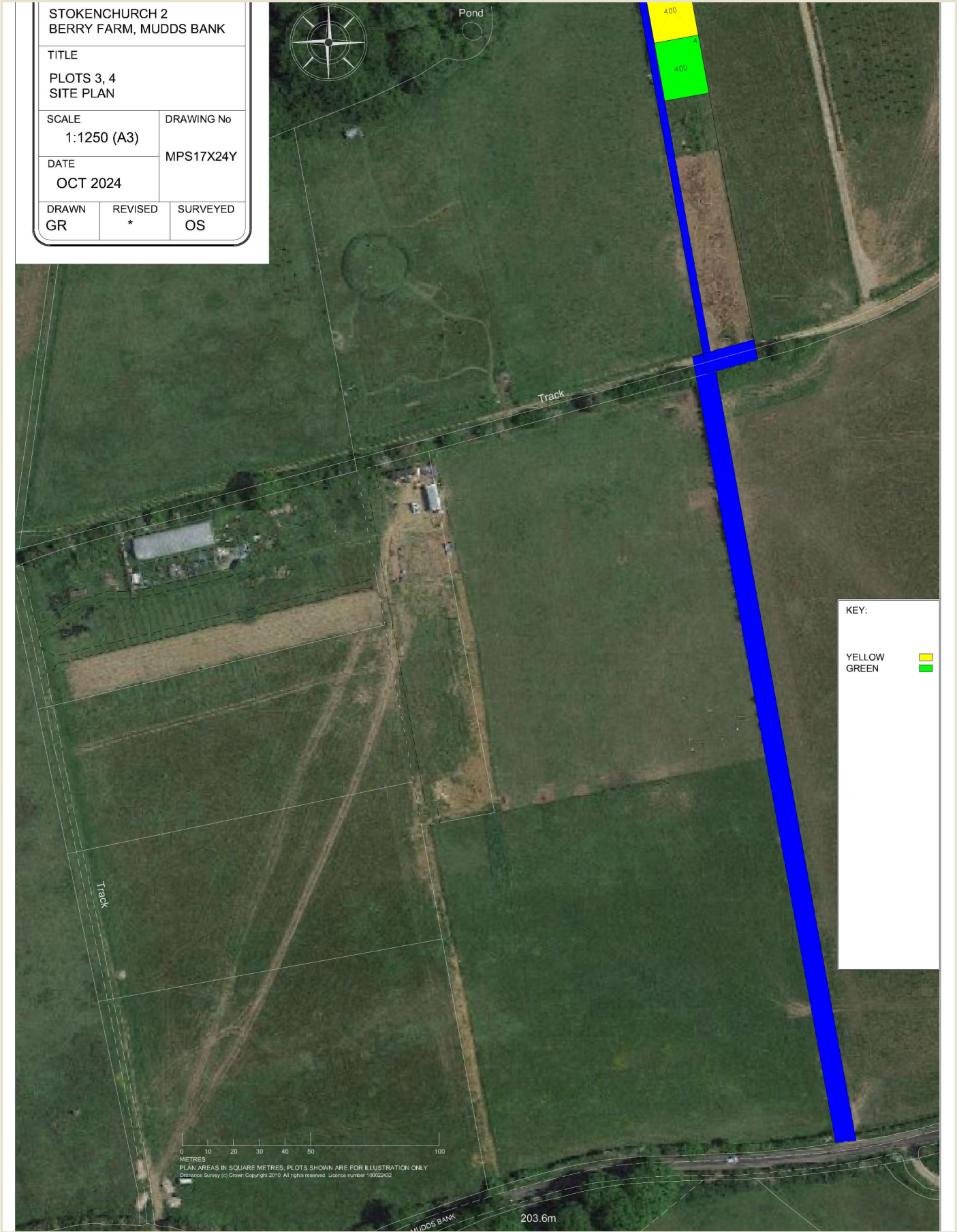
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www.tributeland.co.uk



SITE PLAN





Land Summary

Title number	BM403482
Title class	Absolute freehold title
Estate interest	Estate in land
Area	0.94 acres / 0.38 hectares
Note	400 sq m for £12,000





Considerations

Ancient Woodlands	0 metres
AONB (within land)	0 metres
Greenbelt (within land)	0 metres
Public Rights of Way	3 metres
Listed Buildings	758 metres
SSSI	1,359 metres
Special Areas of Conservation	1,359 metres
Scheduled Monuments	2,730 metres
National Nature Reserves	3,129 metres
Flood Zone 2	4,904 metres
Flood Zone 3	4,907 metres
Local Nature Reserves	6,300 metres
Special Protected Areas	30,859 metres
National Parks	52,033 metres



Planning

Current applications	0 applications
Historic applications	1 application





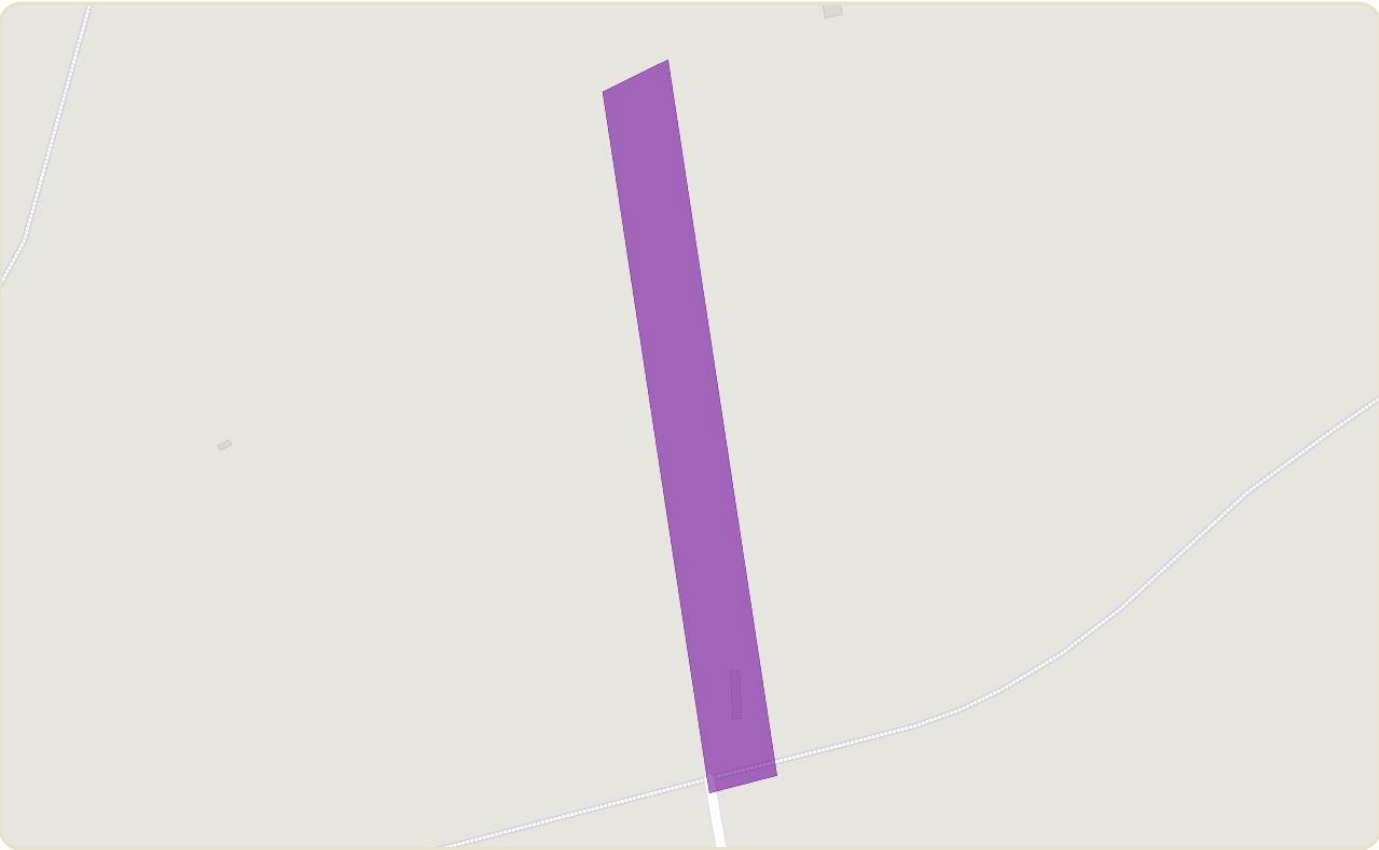
Boundary & Agricultural

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:

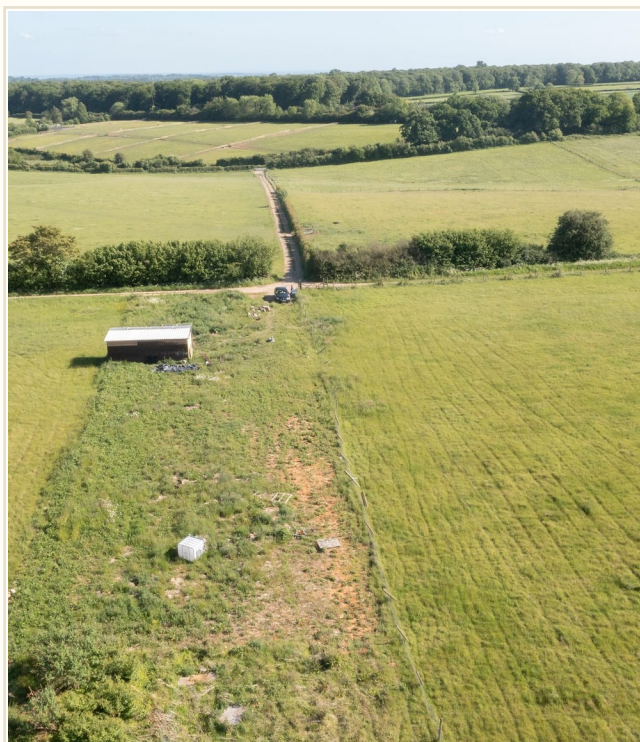
Greenbelt agricultural land available for a variety of uses subject to the necessary consent.



MORE PHOTOS

Photo Gallery

Further drone views of the plot, access track, and surrounding land at Berry Farm.





AGENT'S COMMENT

A Note from the Agent

This is a genuinely appealing small parcel of Chiltern greenbelt, tucked along a quiet boundary hedge at Berry Farm and screened by mature woodland on two sides. The land sits well, with a level, well-drained aspect and established vehicular access via the shared farm track off Mudds Bank, so it's easy to reach and easy to work with. The existing timber outbuilding and fenced enclosure give it a head start for anyone looking to use the plot for grazing, storage, hobby husbandry, or simply as a private retreat, subject to the necessary consents. Buyers consistently tell us it's the combination of privacy, easy access, and a genuinely rural outlook that sets plots like this apart from land further from the road.

Stokenchurch and the wider Radnage area remain in strong demand, sitting within the Chilterns National Landscape yet only minutes from the M40 at Junction 5, with fast links into High Wycombe, Oxford, and London beyond. The surrounding countryside is a mix of working farmland, paddocks, and smallholdings, giving the area a settled, established feel rather than a speculative one. Land of this kind in the Chilterns greenbelt rarely comes to market in small, affordable parcels, and we expect interest to be strong given the setting, the access, and the flexibility the site offers. We'd encourage any seriously interested party to arrange a viewing promptly.



LOCATION MAP

FINDING THE SITE

Berry Farm, Mudds Bank, Stokenchurch · off City Road, north of the A40

Satellite imagery © Google

