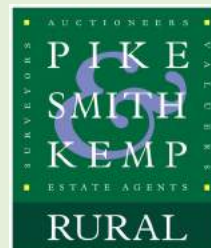
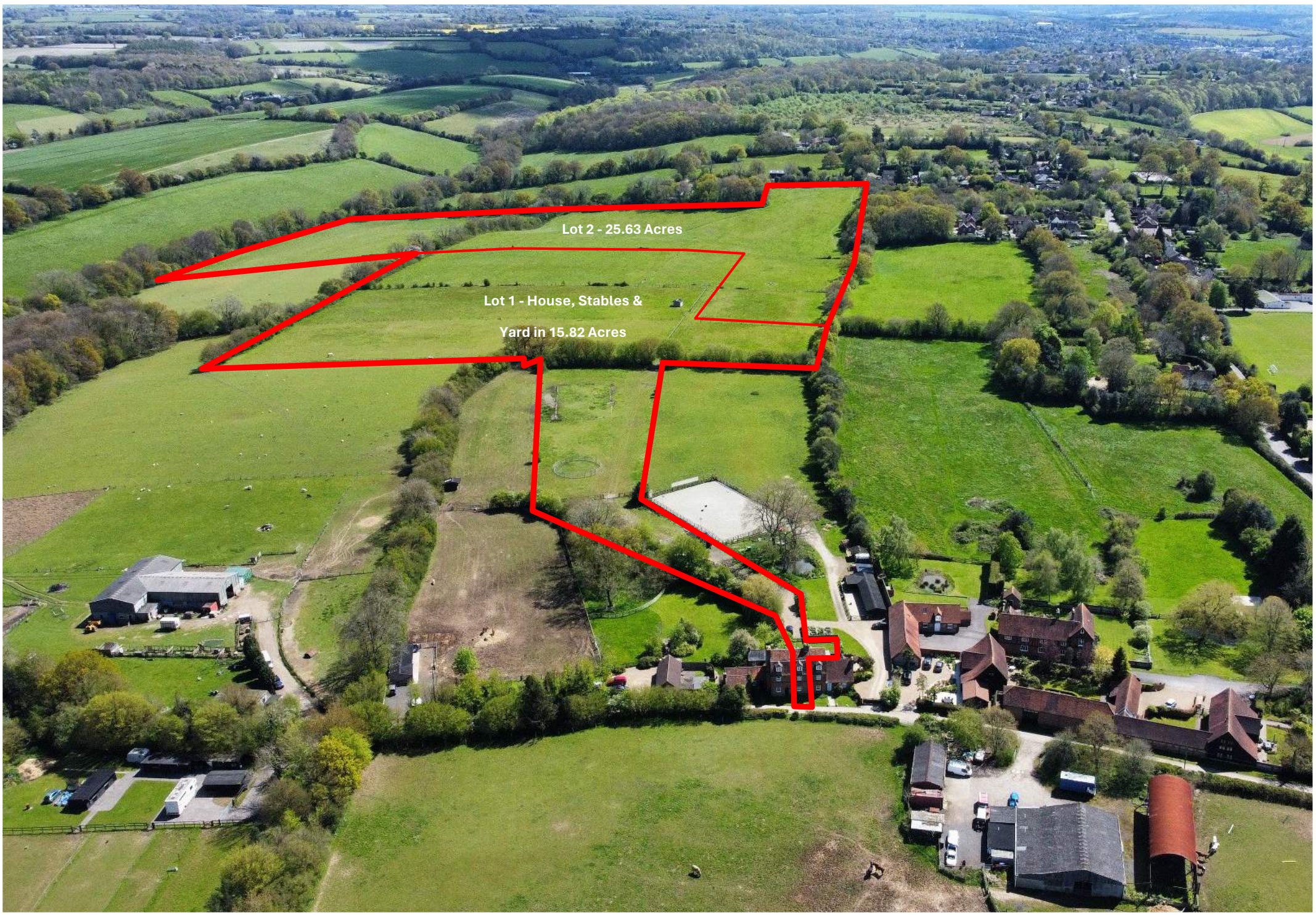


2 BELLINGDON FARM COTTAGES SET IN 41.49 ACRES
HAWRIDGE LANE
BELLINGDON
CHESHAM
HP5 2XX

AVAILABLE AS A WHOLE OR IN 2 LOTS





Lot 2 - 25.63 Acres

Lot 1 - House, Stables &
Yard in 15.82 Acres

2 BELLINGDON FARM COTTAGES SET IN 41.49 ACRES, HAWRIDGE LANE, BELLINGDON, CHESHAM, BUCKINGHAMSHIRE, HP5 2XX

CHESHAM - 2.9 MILES

AMERSHAM - 5.5 MILES

BERKHAMSTED - 5.9 MILES

ALYESBURY - 12.6 MILES WATFORD - 16.7 MILES

CENTRAL LONDON - 33.2 MILES

A 17TH CENTURY GRADE II LISTED THREE BEDROOM MID TERRACE COTTAGE COMPRISING OF KITCHEN, LIVING ROOM WITH LARGE INGLENOK FIREPLACE WITH STOVE, CELLAR AND REAR CONSERVATORY. THE MASTER BEDROOM LIES ON THE FIRST FLOOR ALONG WITH THE FAMILY BATHROOM WITH TWO FURTHER BEDROOM RESIDING ON THE SECOND FLOOR. THE PROPERTY ALSO BENEFITS FROM VARIOUS EQUESTRIAN BUILDINGS COMPRISING OF 2 LOOSEBOXES, A FOALING BOX, TACK ROOM AND OTHER VARIOUS OUTBUILDINGS INCLUDING A HAY BARN AND FURTHER LOOSEBOX, A FEED STORE, 2 FIELD SHELTERS AND A HISTORIC MANEGE. WITH 41.22 ACRES OF FENCED AND WATERED PADDOCKS.

17TH CENTURY GRADE II LISTED THREE BEDROOM MID TERRACE COTTAGE PROVIDING ACCOMMODATION OVER 3 FLOORS

LIVING ROOM WITH LARGE INGLENOK FIREPLACE WITH STOVE

2 LOOSEBOXES, FOALING BOX, TACK ROOM, HAY BARN AND FURTHER LOOSEBOX, FEED STORE , 2 FIELD SHELTERS AND HISTORIC MANEGE

41.22 ACRES OF WELL FENCED AND WATERED PADDOCKS

SUPERB HACKING AND RIDING OUT (INCLUDING WEALTH OF PUBS) IN THIS AREA OF OUTSTANDING NATURAL BEAUTY

THE PROPERTY IS IDEALLY SUITED FOR CONTINUED EQUESTRIAN USE BUT ALSO OFFERS AN ABUNDANCE OF OPPORTUNITIES FOR AMENITY & SPORTING USES.

IN TOTAL 41.49 ACRES

AVAILABLE AS A WHOLE OR IN TWO LOTS

LOT 1

HOUSE, STABLES AND YARD SET IN 15.82 ACRES

GUIDE PRICE - £975,000

LOT 2

25.63 ACRES

GUIDE PRICE - £225,000

Pike Smith and Kemp Rural

Tel: 01628 777666

pskrural.co.uk

LOT 1 - 2 BELLINGDON FARM COTTAGES

A 17th Century Grade II Listed mid terrace cottage split over three floors.

Three generously sized double bedrooms with a family bathroom on the first floor.

A farmhouse style kitchen complete with Everhot range cooker and butler sink which leads into the rear conservatory. Various cupboards for storage

An ample sized living room with a large Inglenook fireplace and stove.

A modern family bathroom with a 3 piece suite including a large shower with overhead and handheld attachments.

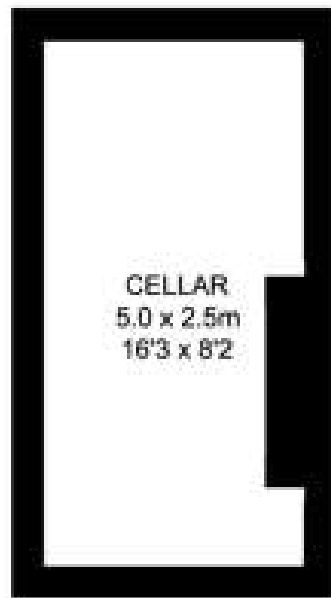
Excellent transport links from nearby towns Chesham and Berkhamsted.







2 BELLINGDON FARM COTTAGES FLOORPLANS AND EPC



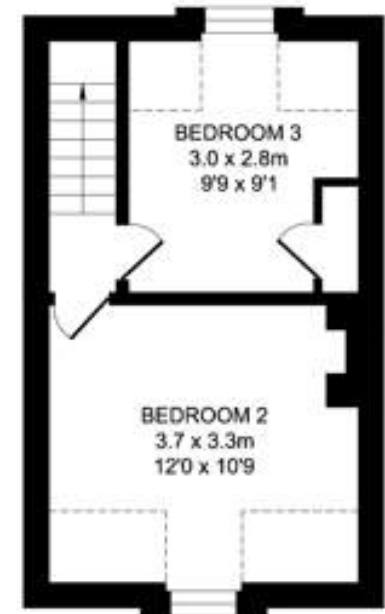
CELLAR



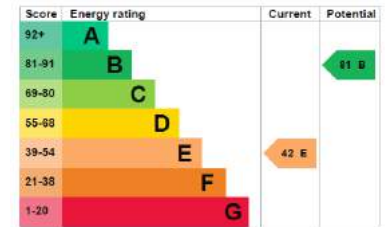
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.

LOT 1 - THE STABLES, YARD AND 15.82 ACRES

A timber block of stables with 2 rubber matted loose-boxes and a foaling box with rubber matting halfway up the walls. There is also a tack room with a water heater. The stables benefits from mains electric and water.

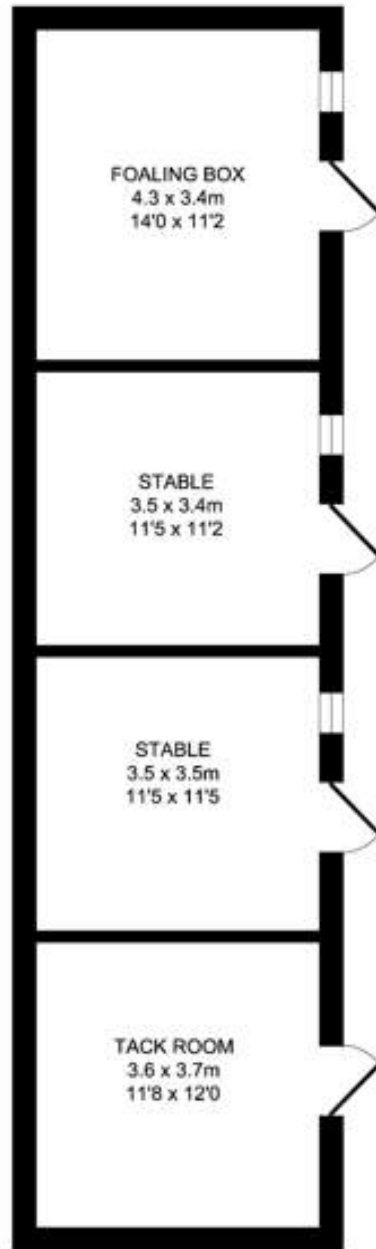
The partly level and partly undulating paddocks are all fenced with a mixture of post and rail with tornado wire and mains electric fencing along with 1 field shelter.

There are superb hacking routes with amazing views directly off the property into an Area of Outstanding Natural Beauty with a wealth of pubs that welcome horse riders.

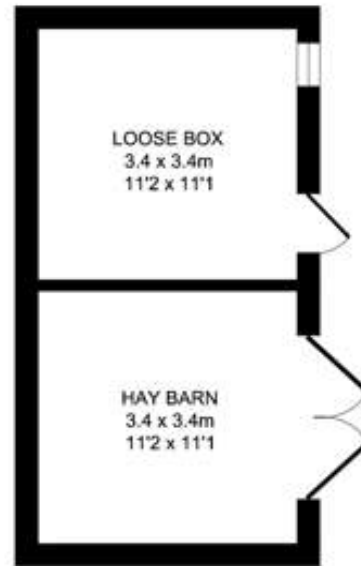
There is an outbuilding that could be used as a hay store or a further loosebox.



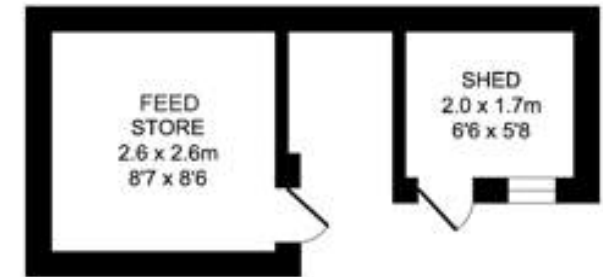
THE STABLES AND OUTBUILDINGS FLOOR PLANS



OUTBUILDING 1



OUTBUILDING 3



OUTBUILDING 2



OUTBUILDING 4



OUTBUILDING 5

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.

The above layout of the buildings is not as per layout at the property



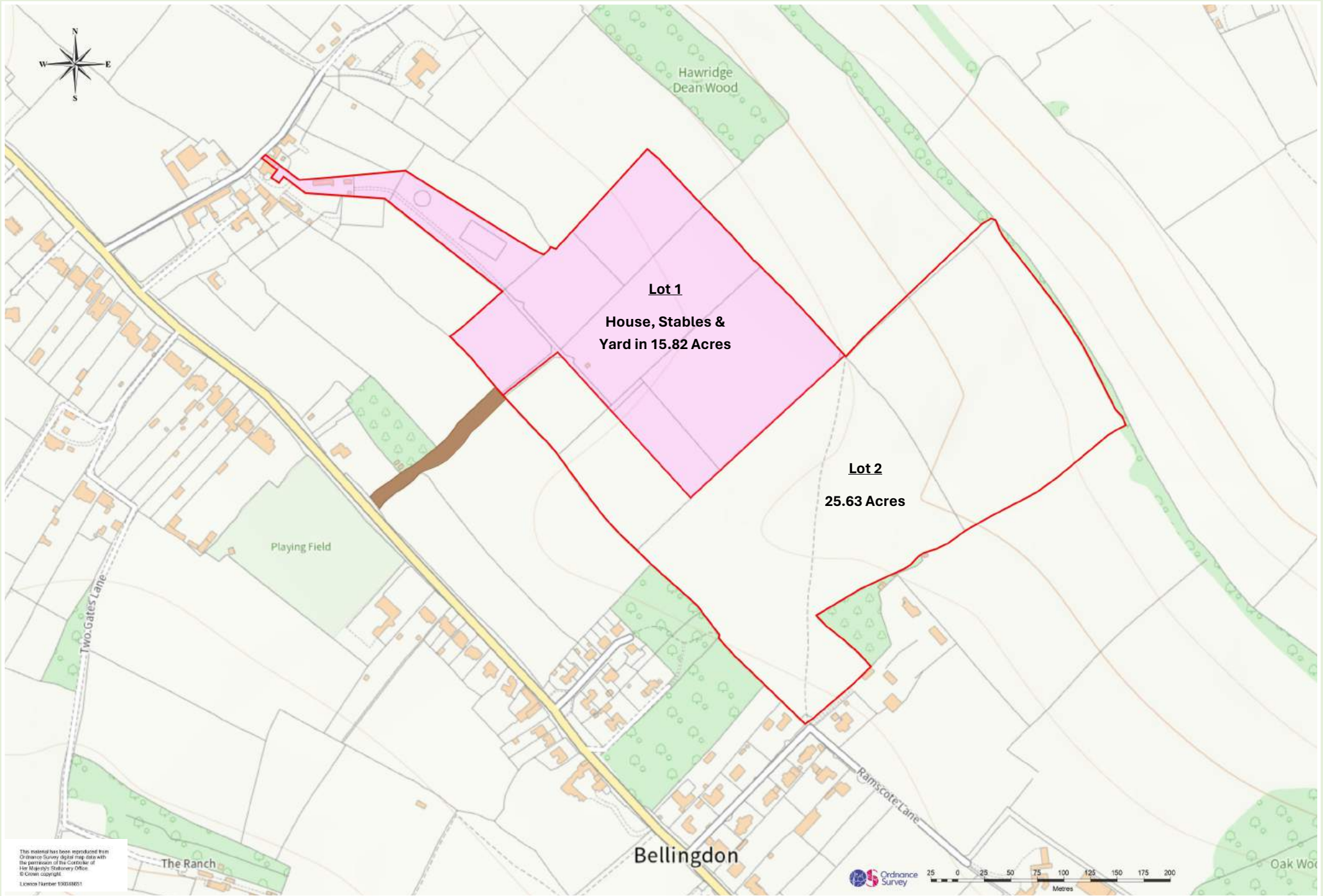
LOT 2 - 25.63 ACRES OF PASTURELAND

A block of pastureland extending in total to 25.63 acres benefitting from access off Ramscote Lane as well as from The Bellingdon Road via an unrestricted rights of way (shown shaded brown on the plan).

The land comprises 16.23 acres of level paddock land along with the remaining 9.39 acres being a gently undulating valley that is ideal for a range of amenity uses including equestrian grazing along with the potential for amenity and recreational uses including cross country course.

The land currently comprises commercially managed modified grassland and hence could be repurposed for Biodiversity Net Gain enhancements/creation.





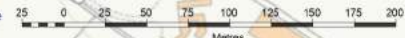
Lot 1

**House, Stables &
Yard in 15.82 Acres**

Lot 2

25.63 Acres

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Bellingdon

Oak Wood

General Remarks & Stipulations

Services

The property benefits from mains water and electricity and private drainage.

Tenure

The property is offered for sale Freehold with vacant possession upon completion.

Method of Sale

The property is being offered for sale as 2 Lots or as a whole. The Vendor reserves the right to not accept any offers or the highest offers on individual Lots.

Basic Payment Scheme

The land is registered for the Basic Payment Scheme. It may be possible to include the entitlements within the sale or by separate negotiation.

Planning/Development

The property is within the Chiltern and South Bucks Area of Buckinghamshire Council.

Mineral Rights

The mineral rights will be included within the sale insofar as they are owned.

Sporting and Timber Rights

The sporting and timber rights are included insofar as they are owned.

Photographs

Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

Boundaries

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedge, fences and ditches but will not be bound to determine these. The purchaser (s) will have to satisfy themselves as to the ownership of any boundaries. The purchaser(s) will be responsible for any fencing.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way.

There are several footpaths (CRT/34(F)/4, CRT/35/2, CRT/35/1, CRT/34(F)/6 and CRT/36/1) on the property. However, these have been fenced off so that they do not pass through any of the grazing paddocks.

The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Local Authority

Buckinghamshire Council. Chiltern and South Bucks Area of Capswood Business Centre, Oxford Road, Denham, UB9 4LH

Value Added Tax

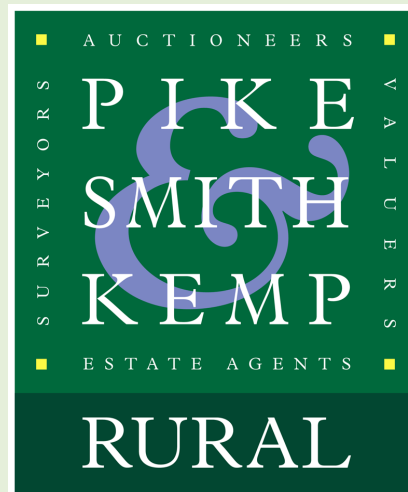
In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the purchaser(s) in addition to the consideration will pay to the vendor the full amount of such Value Added Tax.

Viewing

Viewings of the property will be strictly by appointment only.

Plans, Areas and Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser's will be deemed to have satisfied themselves of the land as scheduled, all quoted areas, measurements and distances are approximate.



Important Notice

Pike Smith & Kemp Rural, their Clients and any joint agents give notice that:

- 1: They are not authorities to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.