

THE LEE ESTATE

BUCKINGHAMSHIRE



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Great Missenden 3.5 miles • Amersham 7 miles • High Wycombe 9.5 miles
Central London about 36 miles • Underground Metropolitan Line from Chesham
National Rail to London Marylebone from Amersham– direct from 31 minutes
(All distances are approximate)

A significant Buckinghamshire land holding with opportunity

A predominantly arable farming estate

Attractive managed woodlands

Centred around the well-known and attractive village of The Lee

A mixture of in-hand and tenanted farmland with arable and pasture

Pretty detached cottage in an idyllic position

A range of modern farm buildings including grain storage

Opportunities for further development (subject to planning)

Sporting potential

In all about 1,118.05 acres (452.45 ha)

Freehold for sale by private treaty as a whole or in 14 Lots



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SITUATION

The Lee is a quintessential Buckinghamshire village offering excellent access to the surrounding Chilterns Area of Outstanding Natural Beauty.

The village has a very pretty village green, church, pub and is synonymous as the backdrop to *Midsummer Murders*. Further amenities can be found in the larger villages and towns of Great Missenden, Chesham and Amersham, all of which offer a wider range of shopping facilities, amenities and stations.

The Lee is well placed for access to the main communication routes including the M40, A41, M1 and M25. There is a mainline rail service to London Marylebone from Great Missenden (3.5 miles) in under 40 minutes and an underground Metropolitan Line service from Chesham (about 4.5 miles).

Sporting facilities in the area include a vibrant village cricket club and a large network of footpaths and bridleways for walking and riding.



Lot	Description	Approximate acreage	Approximate hectares
1	Land off Kings Lane	227.71	92.15
2	Land off Chesham Lane	119.95	48.54
3	Lee Common Parkland and Park Cottage	35.07	14.19
4	Land at Field End and Hawthorn Wood	59.48	24.06
5a	Village Paddock and building	4.61	1.86
5b	Church Farm Paddocks	9.78	3.95
5c & d	Land off Kings Lane	57.37	23.27
6	Land at Hunts Green Farm and Little Hunts Green Subject to Farm Business Tenancies.	169.70	68.67
7	Land South of Bowood Lane Subject to a Farm Business Tenancy	110.06	44.54
8	Home Farm buildings	1.52	0.61
9	Concord and Widmoor Wood	172.66	69.87
10	Stonehill Wood	39.48	15.97
11	Irongate Wood	15.33	6.20
12	Brays Wood, Lowndes and Three Gates Wood	51.26	20.74
13	Grove Wood	17.07	6.90
14	Arable and pasture land at Pipers	27.00	10.92
Total		1,118.05	452.45



SUMMARY

The Lee Estate comprises about 1,118.05 acres (452.47 hectares) of mixed arable, grass and woodland. Well accessed from minor roads, the land is lightly undulating in nature and located in a highly attractive Buckinghamshire location within the Chilterns Hills Area of Outstanding Natural Beauty. This is first time the Estate has come to the market in over one hundred years.

The land is occupied under a range of tenancy and contract farming arrangements with local farmers. Grazing and mowing agreements are also in place across parts of the land surrounding the village. These expire at the end of September 2023.

The village itself and surrounding land has been the location for a number of films and television dramas, most recently *Midsummer Murders*.

In addition to the land there is a very pretty detached cottage set within The Park (Lot 3). There is also a useful set of farm buildings at Home Farm (Lot 8) which provide both livestock housing and grain storage. There is a further small building on Lot 5 which may provide opportunity for alternative uses.

The topography and planting of the land would lend itself well to the establishment of a small shoot.

The Estate is being offered for sale as a whole or in the lots as detailed in the left hand table.





LOT 1 – LAND OFF KINGS LANE

Lot 1 extends to about 227.71 acres within a single ring fenced block. It is largely arable (195 acres) interspersed with small parcels of woodland (22 acres). The land has a number of access points and tracks and good road frontage. The farmland is in hand but subject to a contract farming agreement. It is predominantly cropped with winter cereals.



LOT 2 – LAND OFF CHESHAM LANE

Lot 2 is a predominantly arable block within a ring fence and interspersed with woodland. It has road frontage and lies due north of The Lee village. This Lot is adjacent to the existing farm buildings at Home Farm (Lot 8). It extends to 119.95 acres and includes approximately 88 acres of arable, 17 acres of pasture and 13 acres of woodland.



LOT 3 – LEE COMMON PARKLAND AND PARK COTTAGE

Attractive parkland situated to the east of The Lee village with road frontage and with the benefit of a charming 2 bedroom detached cottage. It extends to about 35.07 acres in all, mostly permanent pasture with magnificent infield parkland trees.



LOT 4 – LAND AT FIELD END AND HAWTHORN WOOD

An attractive parcel of arable land situated between the villages of The Lee and Lee Common with road frontage. There is a woodland belt to the south. The woodland is mature mixed broadleaf including beech. Lot 4 extends to approximately 59.48 acres with 32 acres of woodland and 26 acres of arable.



LOT 5A – VILLAGE PADDOCK
An edge of village pasture paddock lying due south of the Cock and Rabbit Inn. Extending to 4.61 acres, this parcel has good road frontage along its eastern boundary. Gated access is from the south where there is a useful detached timber building under a tile roof with development potential (Subject to Planning).



LOT 5B – CHURCH FARM PADDOCKS

Lying at the western end of Lee village and beyond the Church is Church Farm Paddocks. A block of pasture paddocks surrounding Church Farmhouse and extending to 9.78 acres. These are currently used for grazing cattle but would be equally well suited to grazing other animals.



LOT 5C & D – LAND OFF KINGS LANE

A block of arable and pasture land to the south of Lot 1 including Rushmoor Wood which is a mixed broadleaf woodland. There is also a new plantation immediately adjoining Rushmoor Wood. The land is bounded to the south, east and west by Kings Lane. Within the block is a large field which has an established CSS Wild Bird Seed mix in place. It extends to 57.37 acres, with 37 acres of pasture, 15 acres of arable and 5 acres of woodland.



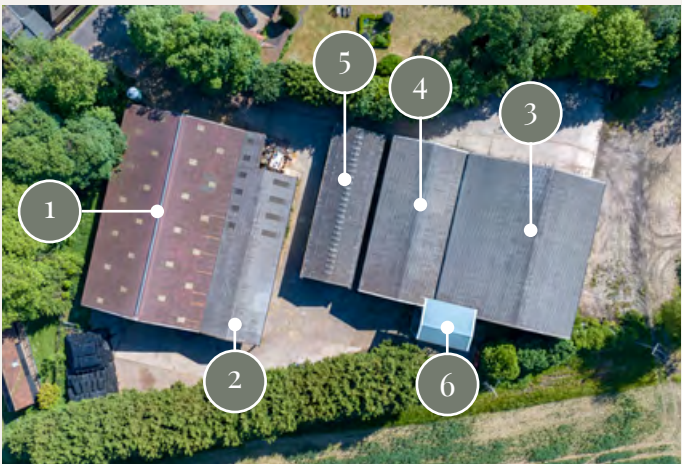
LOT 6 – LAND AT HUNTS GREEN FARM AND LITTLE HUNTS GREEN

Lying to the south of Kings Lane, this parcel is segmented by lanes and has good road frontage, it is also intersected by the route of HS2. Access to the land lying to the west of HS2's trace is through HS2's ownership. An accommodation bridge to be built for future use. The land to the east benefits from direct access from the adopted highway. It is all let on two separate 10 and 15 year Farm Business Tenancies, to a longstanding Tenant, expiring in 2030 and 2035 It is a mix of arable and pasture. It extends to 169.71 acres.



LOT 7 – LAND SOUTH OF BOWOOD LANE

Two standalone parcels of predominantly arable land which lie east and west of the HS2 route. Subject to Farm Business Tenancy to September 2026. The eastern block has no road frontage but is accessed via a farm track leading from the centre of The Lee. The western parcel has extensive road frontage along the London Road with access points, however the current occupiers access point is via Lot 6 over HS2. There is a 3,51 acre block of woodland to the south of the eastern block. In all it extends to approximately 110.06 acres.





LOT 8 – HOME FARM BUILDINGS

Home Farm is situated in the centre of the village and is predominantly laid to concrete with a large pad for turning/storing machinery. There is a useful range of modern farm buildings which are currently used for housing cattle and grain storage. In all it extends to about 1.52 acres.

NO	BUILDING	DESCRIPTION
1	Livestock (approx. 8,300 sqft)	6 bay concrete portal framed (CPF) livestock building enclosed with partial concrete block partial timber boarding walls. Open at either end with feeding channel through the middle the building has a concrete floor under corrugated concrete sheet roof.
2	Livestock/Storage (approx. 3,600 sqft)	Steel portal framed (SPF) building providing livestock space and an enclosed general storage area. The roof is corrugated concrete sheet and there is a concrete floor.
3	Grain Store (approx. 7,300 sqft)	A grain store with concrete floor, two roller shutter doors, personnel door, reinforced concrete grain walling under box profile sheet roofing. There is a lean-to with corrugated roof.
4	Storage (approx. 4,000 sqft)	A SPF building with concrete block and timber slat walls, concrete floor, metal sliding door and corrugated concrete sheet roof.
5	Storage (approx. 2,900 sqft)	A SPF building with corrugated metal sheet walls, concrete floor, roller shutter door and low level corrugated concrete sheet roof.
6	Lean-To (approx. 500 sqft)	Next to the grain store is an external grain dryer under SPF cover excluded. Open on all sides, the dryer is sited under a pitch roof on a level concrete plinth.



LOT 9 – CONCORD AND WIDMOOR WOOD

A significant block of woodland lying to the north of the Estate. This managed block includes both mixed conifer and mixed broadleaf species and has access points via tracks. The woodland attracts an abundance of wildlife and birds. 22.10 acres are let on a long lease to the Forestry Commission with the remaining acreage managed in hand by the current owners. Overall

the woodland compartments offer some of the best mid-rotation oak and mixed broadleaf throughout the Chilterns, there are stands of exceptional quality. The woodland boasts very high quality mature beech and good sycamore stands. Widmoor Wood has previously won a Royal Forestry Society award for beech regeneration.

The central ride through Widmoor Wood was opened up in 2019 and has meant this part of the woodland is easily accessible. It has also created a nice wildlife ride which benefits the fauna and flora of the woodland attracting butterflies and orchids. There is a Scheduled Ancient Monument crossing through Widmoor Wood known as Grim's Ditch. In all it extends to 172.66 acres.



LOT 10 – STONEHILL WOOD

An attractive block of amenity woodland lying north of the village of Lee Common. This mixed broadleaf and conifer woodland includes oak, beech and sycamore species, planted throughout the last century. Access is via Arrewig Lane over third party land. In all it extends to 39.48 acres.

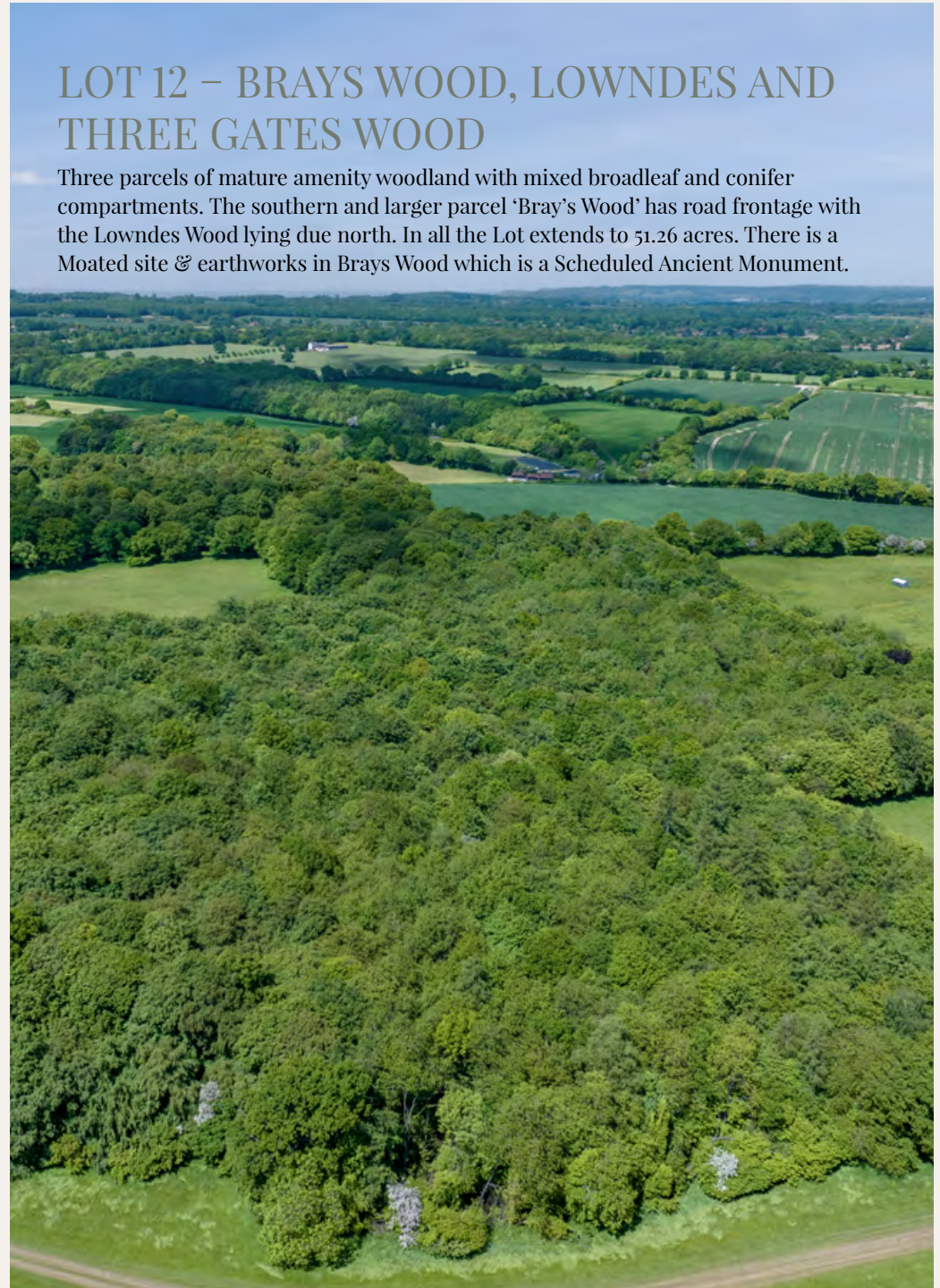
LOT 11 – IRONGATE WOOD

Two parcels of amenity woodland which attract wildlife and are actively managed, extending to approximately 15.33 acres. Species include beech, sycamore, poplar and other broadleaf stands.



LOT 12 – BRAYS WOOD, LOWNDES AND THREE GATES WOOD

Three parcels of mature amenity woodland with mixed broadleaf and conifer compartments. The southern and larger parcel 'Bray's Wood' has road frontage with the Lowndes Wood lying due north. In all the Lot extends to 51.26 acres. There is a Moated site & earthworks in Brays Wood which is a Scheduled Ancient Monument.



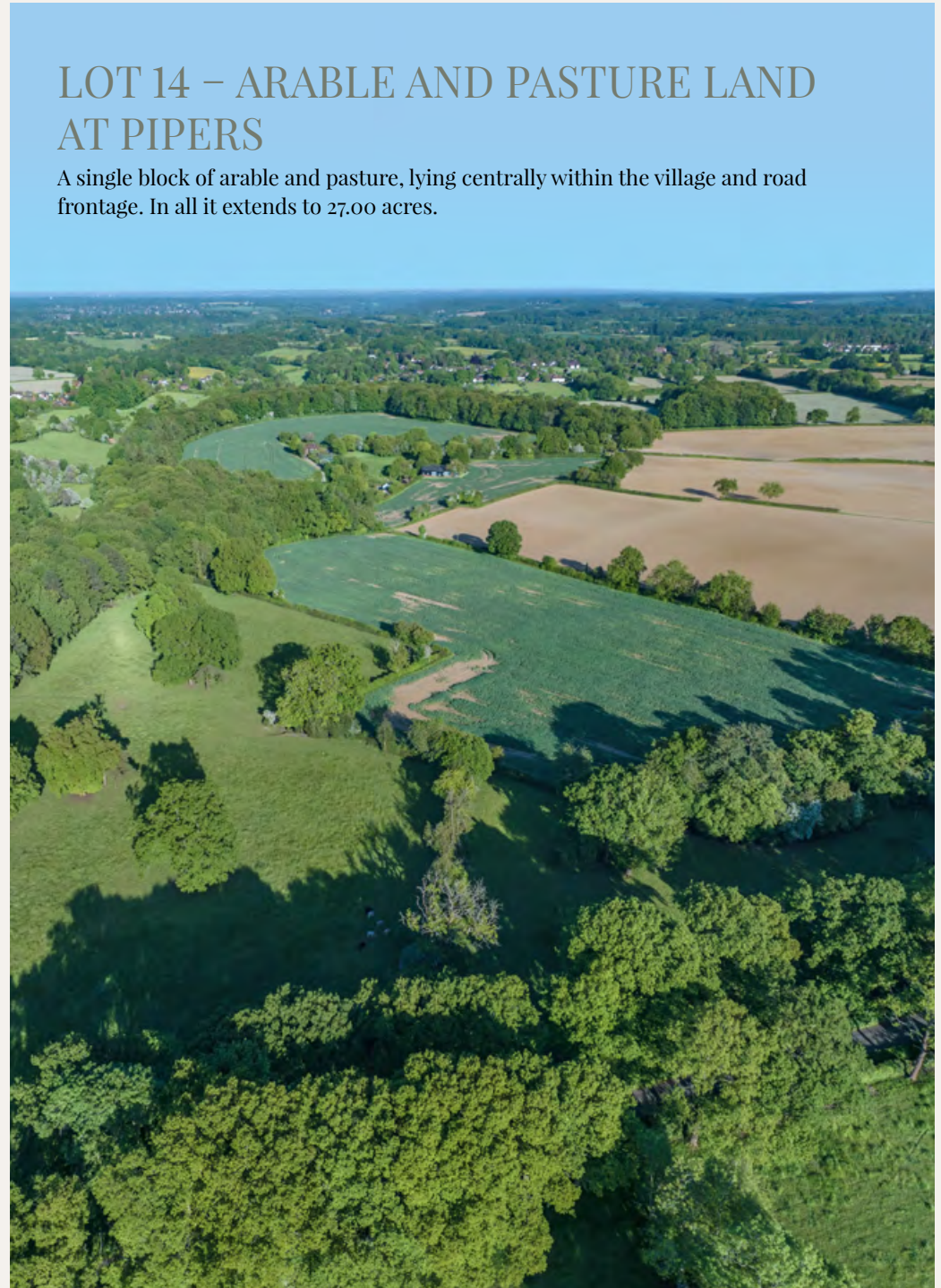
LOT 13 - GROVE WOOD

An attractive block of mature woodland including beech. This single block has road frontage and access on two sides, extending to 17.07 acres or thereabouts.

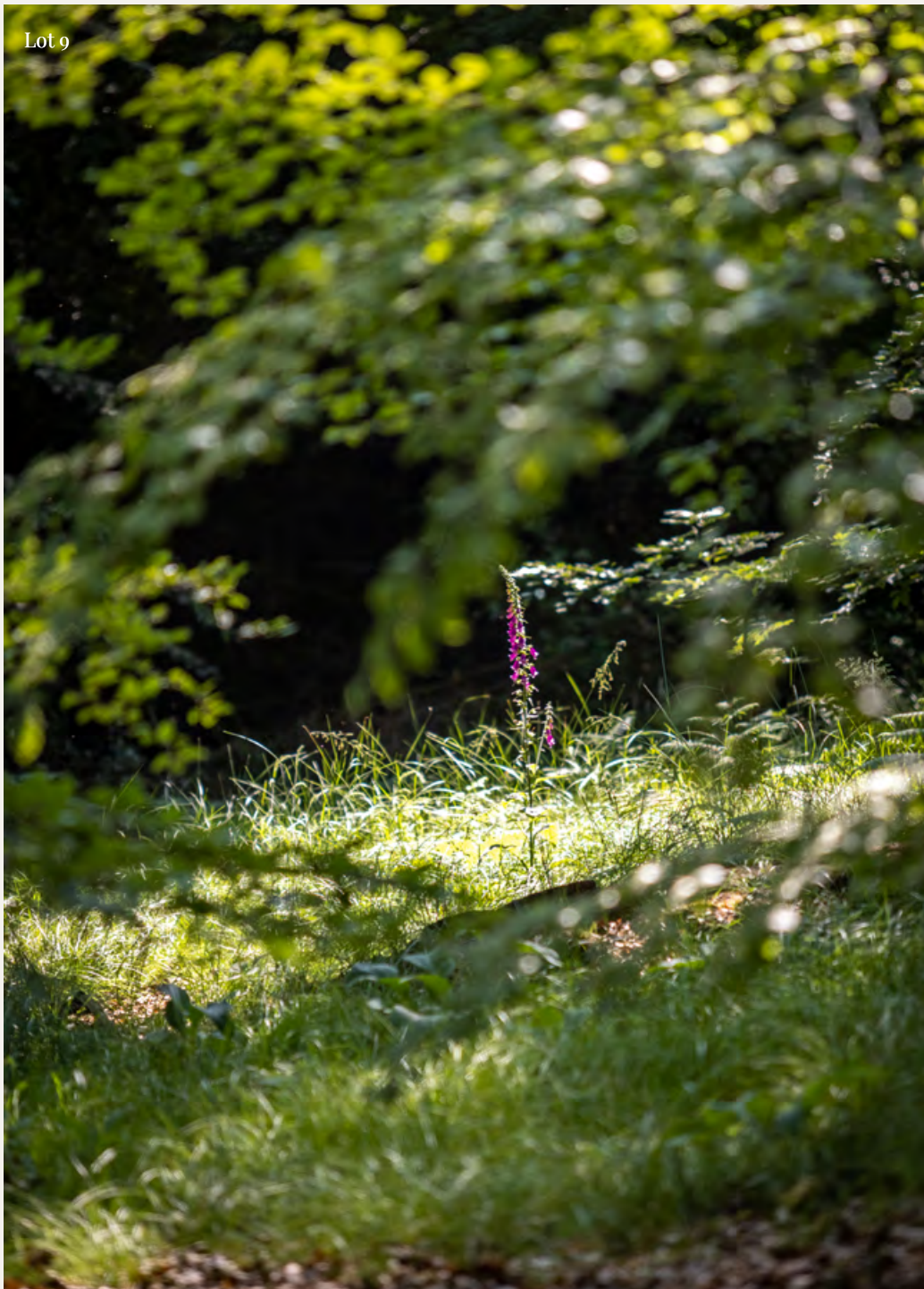


LOT 14 - ARABLE AND PASTURE LAND AT PIPERS

A single block of arable and pasture, lying centrally within the village and road frontage. In all it extends to 27.00 acres.

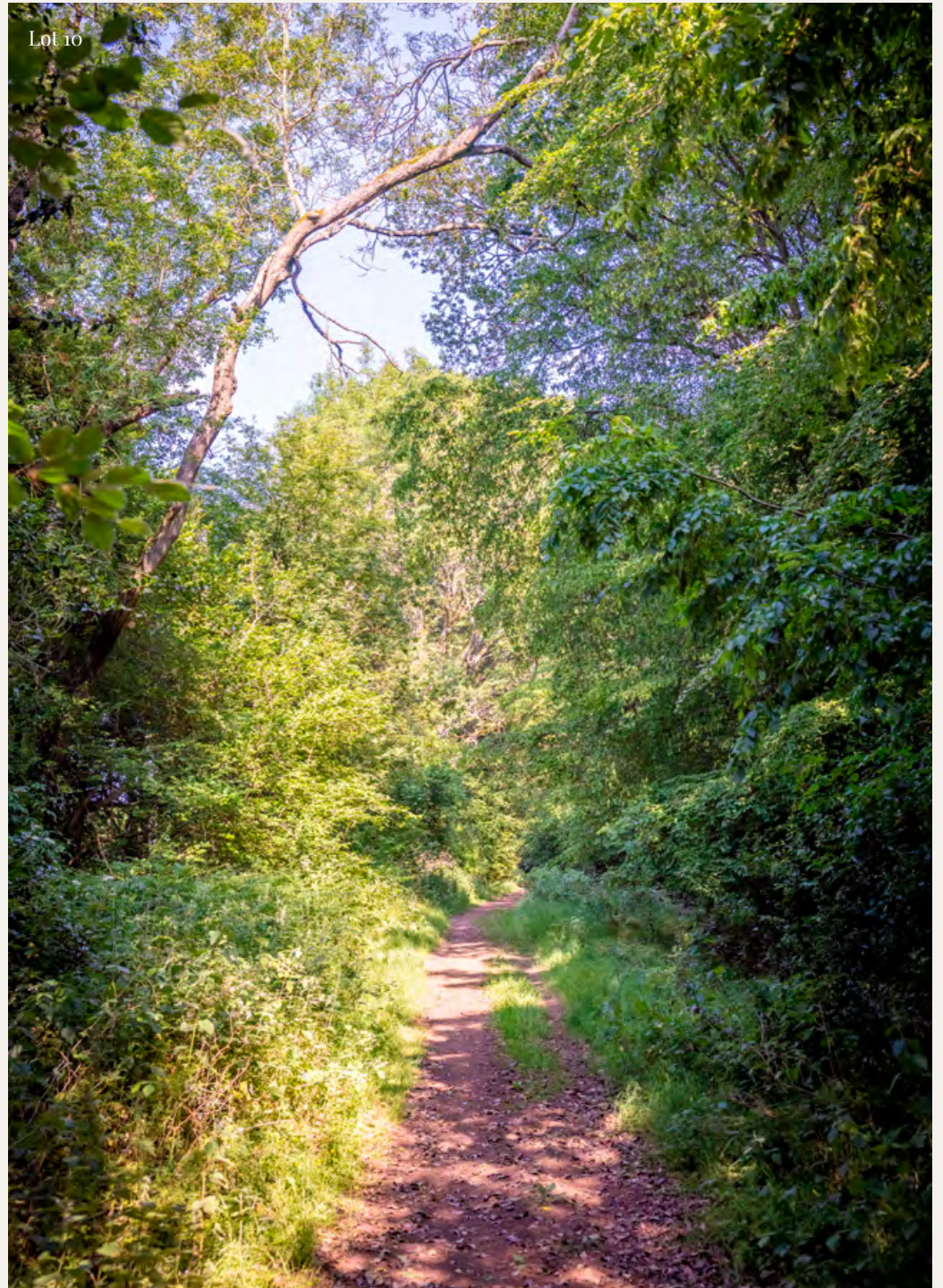
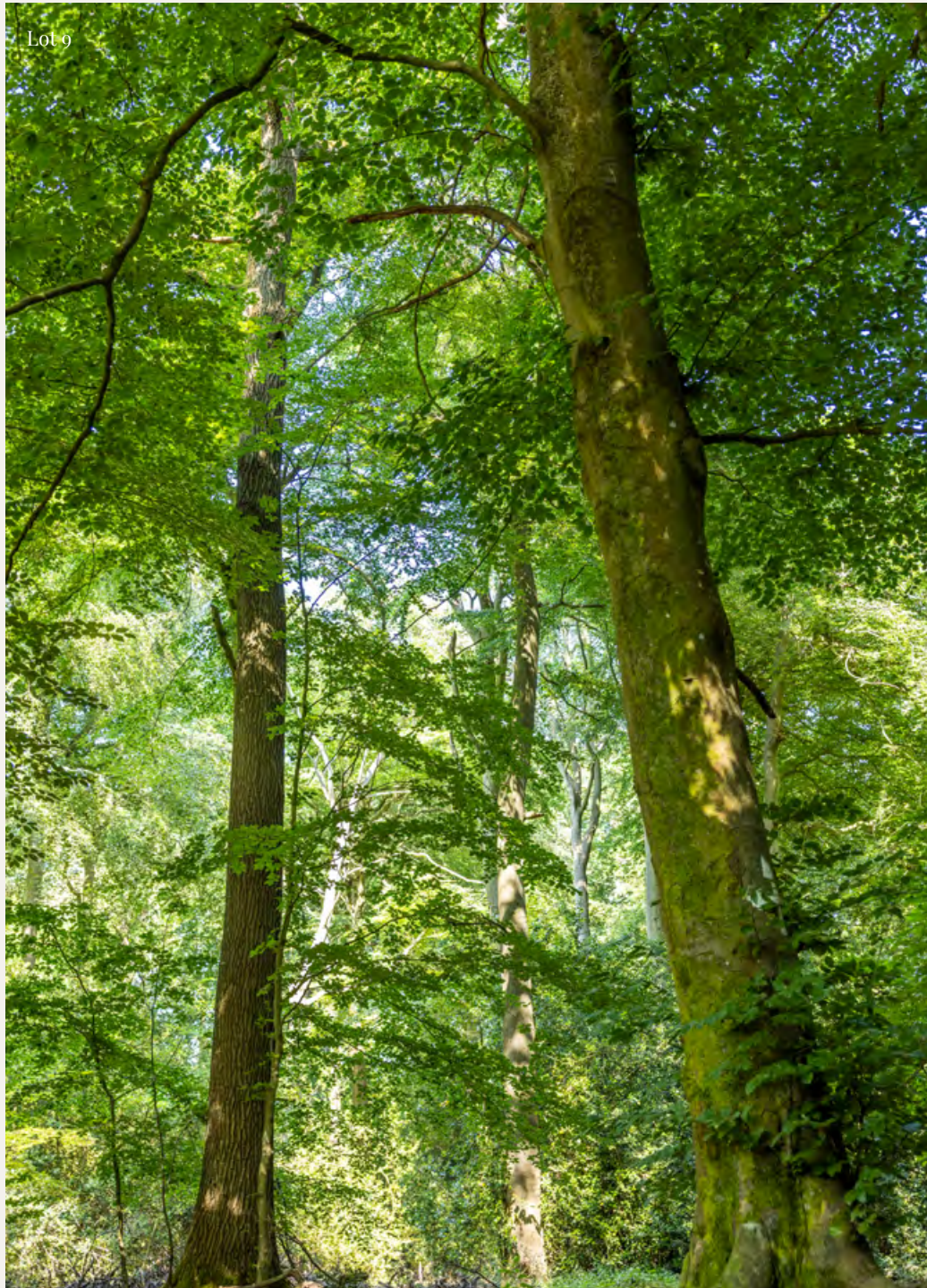


Lot 9



Lot 9





PROPERTY INFORMATION

Method of Sale

By private treaty.

Services

Mains water and electricity is connected to Home Farm Buildings (Lot 8).

Park Cottage has mains drainage, water and electricity.

Church Paddock has water serving troughs.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with benefit of all rights, including rights of way, whether public or private, light, support drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not.

In the event of a lotted sale appropriate cross rights and easements will be granted for service media to facilitate these obligations and the moving of services where appropriate. For more information on private and public rights, please contact the selling agents.

A number of public rights of way cross the land. Please refer to the sale plan for the approximate routes of these rights of way.

Local Authority

Buckinghamshire Council. Walton Street Offices, Walton Street, Aylesbury, Buckinghamshire, HP20 1UA. Tel: 0300 131 6000

Energy Performance Certificate

Park Cottage EPC is available from the selling agents.

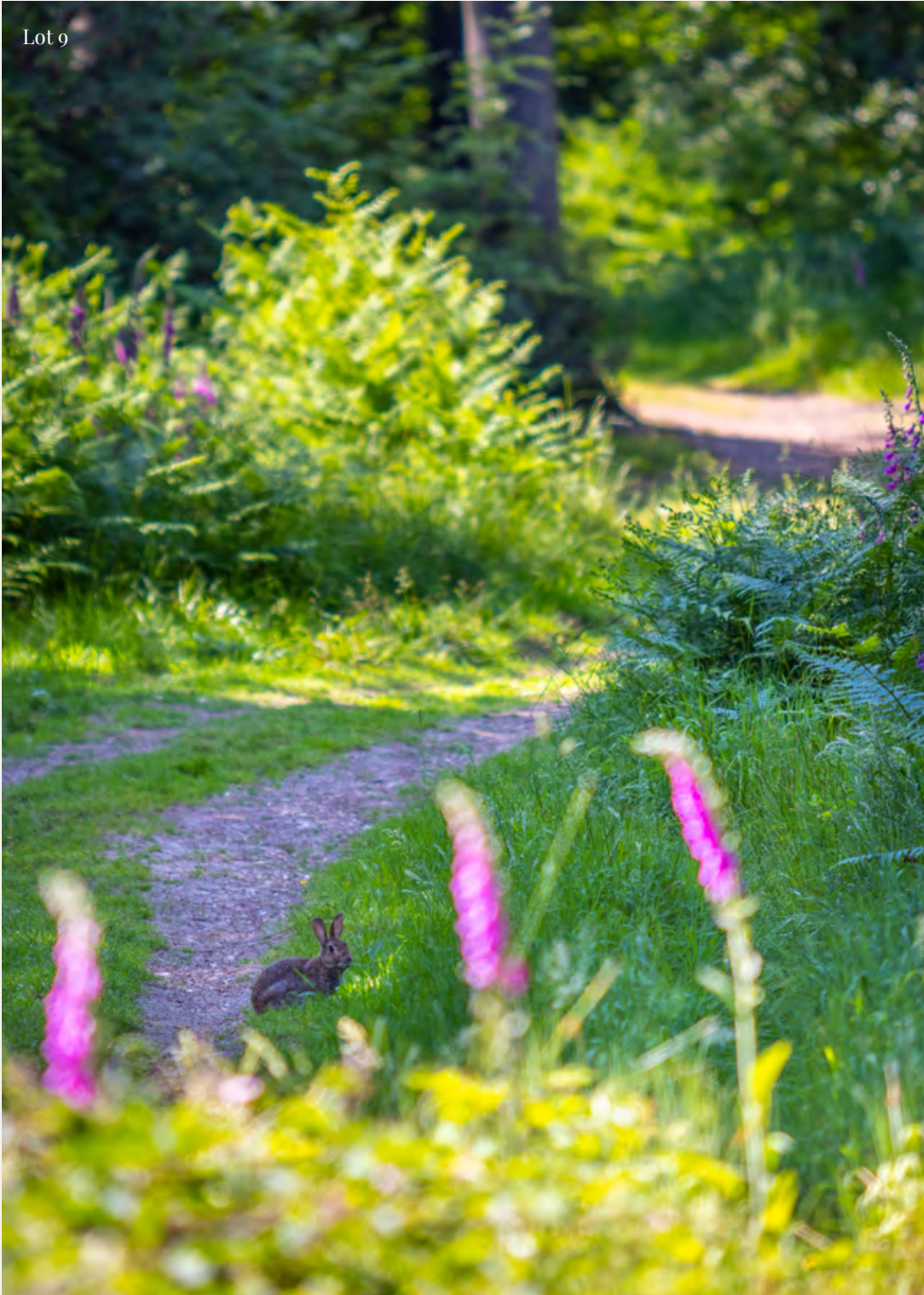
Planning & Permissions

The Estate is offered subject to any development plans, ancient orders, public rights of way, town planning schedules or resolutions and planning charges which may be or come into force. The Purchaser will be deemed to have full knowledge of these and satisfied themselves as to the effects that such matters have on the property.

Tenure and Possession

The freehold interest in the land is offered for sale under the basis of possession listed below:

Lot	Description	Nature of Occupation
1	Land od Kings Lane	Vacant Possession
2	Land off Chesham Lane	Vacant Possession
3	Lee Common Parkland and Park Cottage	Park Cottage is subject to a Rent Act Tenancy Vacant Possession over the land
4	Land at Field End and Hawthorn Wood	Vacant Possession
5a	Village paddock and building	Vacant Possession
5b	Church Farm Paddocks	Vacant Possession
5c & d	Land off Kings Lane	Vacant Possession
6	Land at Hunts Green Farm and Little Hunts Green	Subject to two Farm Business Tenancies, commencing 29th January 2022 and expiring on 29th September 2030 and 2035 respectively. A tenants break clause is available on the fifth anniversary of the start date and thereafter on the anniversary thereof in every year of the term
7	Land South of Bowood Lane	Subject to a Farm Business Tenancy expiring 28th September 2026 with break clauses exercisable to effect on 28th September each year of the term, subject to 12 months notice
8	Home Farm buildings	Vacant Possession and part of Building No.2 subject to business lease (dated 25th May 2021) (contracted out of S24 - 28) (for a term of 3 years commencing on 24th Mar 2021)
9	Concord and Widmoor Wood	Vacant Possession and part of woodland subject to lease (dated 28th Nov 1966) (for a term of 999 years) (permitting access and forestry operations)
10	Stonehill Wood	Vacant Possession
11	Irongate Wood	Vacant Possession
12	Brays Wood, Lowndes and Three Gates Wood	Vacant Possession
13	Grove Wood	Vacant Possession
14	Arable and pasture land at Pipers	Vacant Possession



Woodland and Grant Schemes

The Estate is subject to a Mid Tier and Higher Tier Countryside Stewardship Scheme, which includes WD2 (woodland improvement) on parts of the woodland areas, mostly the larger northern blocks. These agreements commenced in 2020 and operate until December 2024.

In addition, there is an active HS2 Woodlands fund contract in place that supports the small area of woodland creation at Rushmoor Wood. The capital payment has been claimed but it still forms part of the ongoing contractual obligation and includes 2x maintenance payments due 2024/25 and 2029/30. Full details are available on request.

Ingoing Crop Valuation

The in-hand land is farmed under a contract farming agreement. If applicable, the Purchaser(s) shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect of all cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

- Hay and straw, if any, at market value;
- Growing crops, post harvest sprays and other acts of husbandry to include costs of all chemicals and fertilizers at cost;
- Cultivations and Operations costed out by the contractor.
- Enhancement will be charged on all growing crops at a rate of £20 per acre per month from sowing date to completion;
- Grass leys at face value or cost (whichever is greater);
- Consumables and all other stores including feed stuffs, seed, fertilizers and fuel, including domestic oil at cost.

Basic Payment Scheme

The Vendor has submitted this year's Basic Payment Scheme. No Entitlements will be included in the sale. The buyer(s) will be required

adhere to the cross compliance rules of the scheme up to the end of 2023.

Soils

The majority of the Land is classified as Grade 3 (Good to Moderate) on the former Ministry of Agricultural Land Classification Series.

The Cranfield Soil & Agrifood Institute identifies the majority of the soils as Soilscape 8 (slightly acid loamy and clayey soils with impeded drainage) with some of the western parcels being Soilscape 7 (freely draining slightly acid but base-rich soils).

Sporting, Timber & Mineral Rights

In so far as they are owned, these are included in the sale. The woodland creates attractive sporting opportunities in addition to income generation from timber extraction. The Woodlands have been actively managed and further information including a compartment schedule is available on request.

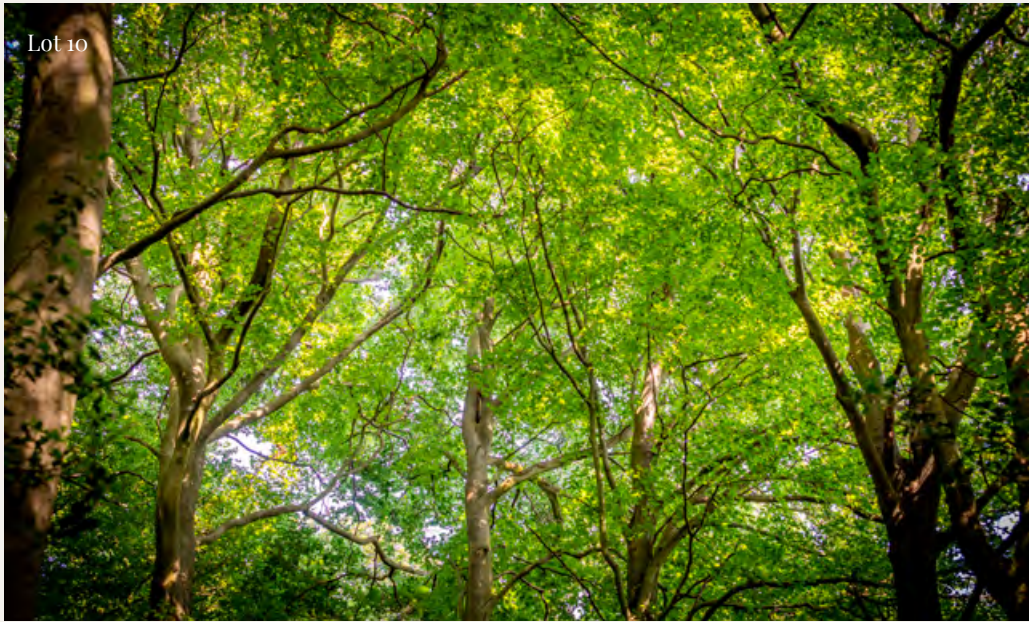
Solicitors

Michelmores LLP.
Contact: Tom Hyde.
Tom.hyde@michelmores.com

HS2

High Speed Rail Two (HS2) rail project, which runs from London to Birmingham, impacts parts of Lots 6 & 7 of the property. The land surrounding Hunts Green Farm (Lot 6) is partially subject to Sch.16 temporary possession as set out within High Speed Rail (London – West Midlands) Act 2017. Part of Lot 6 is also subject to a Notice to Treat (NTT). Until such time that the land is handed back the owner of the land is able to submit claims to HS2 for losses incurred. This has been done by the Vendor in conjunction with the Tenants who have submitted their own claims for crop loss and disturbance.

HS2 have a right of access to their land through Hunts Green Farm and Lot 6 under Schedule 8 of the HS2 Act. A full briefing pack and accompanying plan is available on request.



VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.

Restrictive Covenants

Part of the land within Lot 5c is burdened by a user covenant which benefits an additional part of Lot 5c. The purpose of the covenant was for the benefit of the view from The Lee. The heads of terms for sale will include the provision that a covenant will be imposed on the same terms for the benefit of The Lee.

Overage

Areas covered in blue hatch on the brochure plan within Lots 5a, 5b and 8 are sold subject to an uplift provision to the benefit of the Vendors. In the event of permission being granted for any non-agricultural or non-equestrian change of use then 30% of the increase in value will be liable to be paid to the Vendor for a period of 30 years from the completion date of the sale.

Designations

The whole property falls within the Chilterns Hill Area of Outstanding Natural Beauty, Greenbelt and Chilterns Beechwoods Special Area of Conservation. There are two Scheduled Ancient Monuments: 1021199 – Grim’s Ditch across Widmoor Wood (Lot 9) and 1015545 – a Moated site & earthworks in Brays Wood (Lot 12). An earthwork bank (Lot 5b) is designated on the Bucks local heritage list.

Some areas of woodland are ancient semi natural (Lots 4, 5c, 6, 7, 9, 10, 12, 13), Plans of these areas are available from the selling agents.

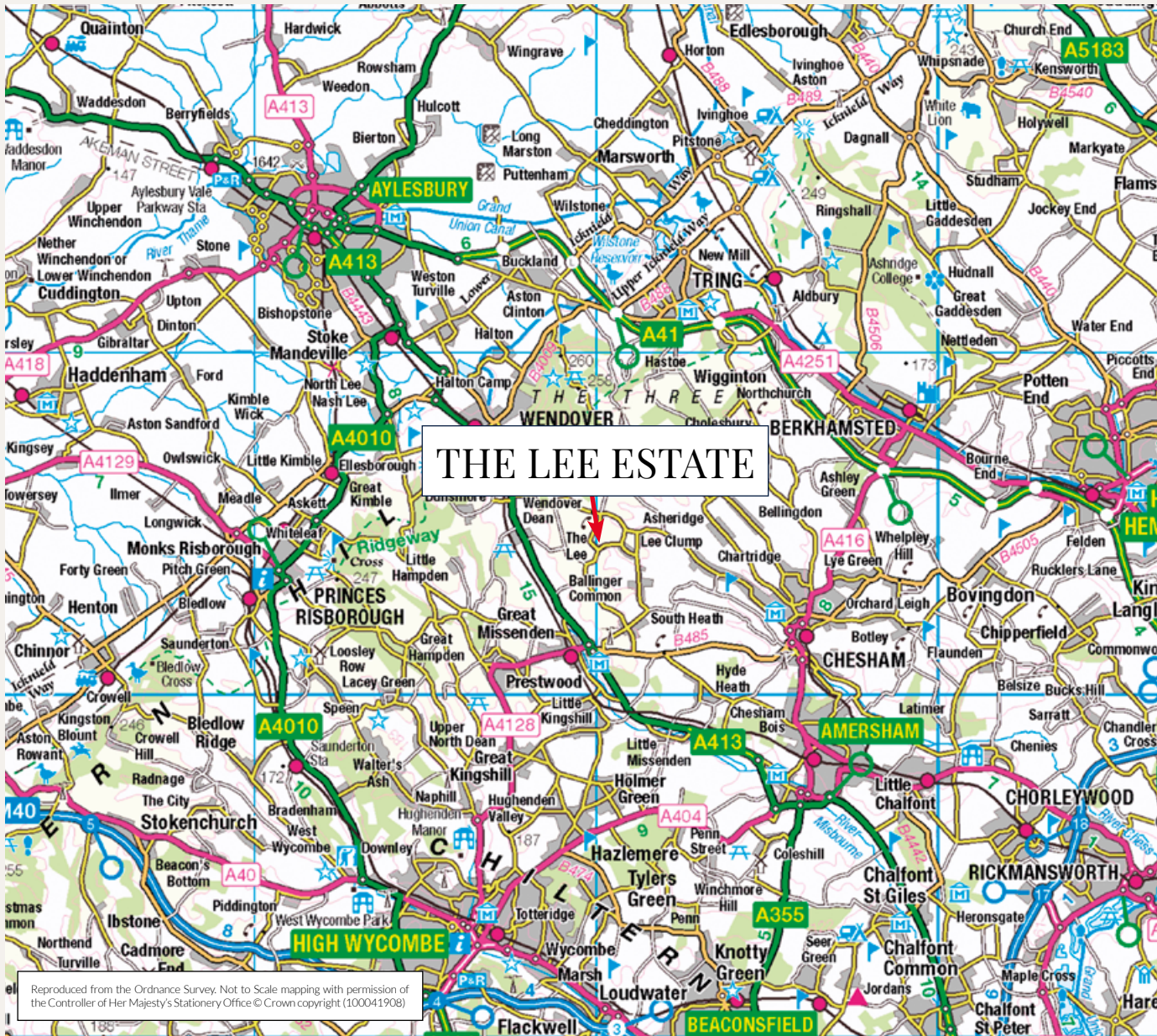
Health and Safety

Given the potential hazards of a working farm and the potential hazards of water, we would ask you to be as vigilant as possible when visiting the property for your own personal safety, in particular around the woodlands and farm buildings.

Fixtures and Fittings

Those items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings and other furnishings are expressly excluded.





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Directions (HP16 9LZ – The Green at The Lee)

From London exit the M40 at J2 (Beaconsfield). Take the A355 through Beaconsfield to Amersham. From Amersham take the A413, after about 6 miles take a right turn to The Lee (Leather Lane).

From M40 north take J8a towards Thame. Take the bypass around Thame and proceed A4129 towards Longwick. Turn left in Longwick on the Ickneild Way to Little Kimble and Wendover. Take the London Road from Wendover south, after about 1 mile turn left on Rocky Lane to Swan Bottom, then turn left to The Lee.

what3words

Meeting place on the Green at The Lee - [///presumes.hamper.ruler](#)

Lot 1: [///presumes.hamper.ruler](#)

Lot 2: [///pictured.icebergs.presuming](#)

Lot 3: [///fuse.trade.slope](#)

Lot4: [///using.greyhound.taller](#)

Lot 5a: [///snowstorm.trader.bets](#)

Lot 5b: [///heckler.teaching.purified](#)

Lot 5c: [///asking.reshapeing.removing](#)

Lot 6: [///exhale.plodded.diets](#)

Lot 7: [///eggs.salaried.kick](#) and -
[///chainsaw.baker.gluе](#)

Lot 8: [///enhanced.thickens.noon](#)

Lot 9: [///heightens.crescendo.shack](#)

Lot 10: [///calm.lower.violinist](#)

Lot 11: [///parsnips.movements.looked](#)

Lot 12: [///jots.sums.evidently](#)

Lot 13: [///plotter.quench.realm](#)

Lot 14: [///rating.presumes.crowds](#)

What3words gives every 3m x 3m square in the world a unique 3 word address. The above describe the entrance to each precise Lot.

Viewings

All viewings to be arranged via the selling agents.

IMPORTANT NOTICE: Savills, Briggs and Stone Ltd (as joint agents) and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on 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, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Particulars prepared June 2023. Photographs taken 2023. LH230615. Capture Property 01225 667287.

