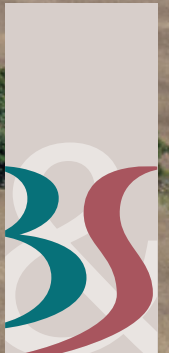


FAIRVIEW FARM

Main Road North, Dagnall, Buckinghamshire, HP4 1RE



BRIGGS & STONE
land & property consultants



Attractive smallholding with unique redevelopment potential, positioned at the foothills of the Chilterns escarpment.

- Compact smallholding in secluded rural setting
- 3-bedroom bungalow in need of refurbishment
- Former poultry buildings providing useful footprint
- 'Crendon' Barn with redevelopment potential (STP)
- Telecoms mast

In all, extending to approximately 4.891 hectares (12.09 acres).

For sale as a whole.

Location

Fairview Farm is situated on Main Road North (B440), approximately 0.8 miles to the north of the village of Dagnall in Buckinghamshire.

Dagnall is a small village, located approximately 6.9 miles to the north of Berkhamsted and 4.7 miles to the south of the centre of Dunstable. Road and rail communications are generally good in the area, with access to the A41 at Tring just a few miles to the west. Berkhamsted and Hemel Hempstead stations offer direct rail services into London Euston in approximately 30 minutes (on selected services).

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Fairview Farm lies in a secluded position in a rural setting at the foothills of the Chilterns escarpment and Ivinghoe Beacon.

Summary

Fairview Farm is a former poultry farm comprising a three bedroom bungalow, small range of agricultural buildings and pasture land. It offers a unique redevelopment opportunity in a fantastic setting.

Bungalow

A detached, single storey, three bedroom dwelling. The original part of the dwelling is timber framed with brick under red tile and has single glazed, steel framed windows. A later extension, in c.1980, is of brick under tile construction, with timber framed windows. The dwelling is now arranged in an 'L' shape and is in need of modernisation and refurbishment throughout. It provides a useful footprint.

A brick and timber garage beneath a red tile roof (6.02m x 4.77m) is positioned to the front of the dwelling. Attached to the garage is a derelict traditional timber barn housing loose boxes; this building has almost entirely collapsed.



Farm Buildings

The farm buildings are positioned to the southern elevation of the bungalow, and further described below.

Building	Description
Poultry Sheds	2 no. timber frame rearing sheds with rammed earth floor and corrugated asbestos sheet roof, 60m x 12.5m.
Pig Buildings	2 no. pig houses, 10.67m x 5.37m, dilapidated and over grown with vegetation.
Rearing Units	2 no. former rearing units, now completely derelict.
'Crendon' Barn	4 bay concrete portal frame fodder barn, partly enclosed on three sides, fibre cement sheet roof with concrete and rammed earth floor, in good condition.



Farm Land

The pasture land is predominantly situated to rear of the farm stead in an 'L' shaped single block, amounting to approximately 2.95 hectares (7.30 acres). The land is relatively level and down to permanent grassland. The soil types comprise a mixture of thin chalks with some patches of heavier colluvium.

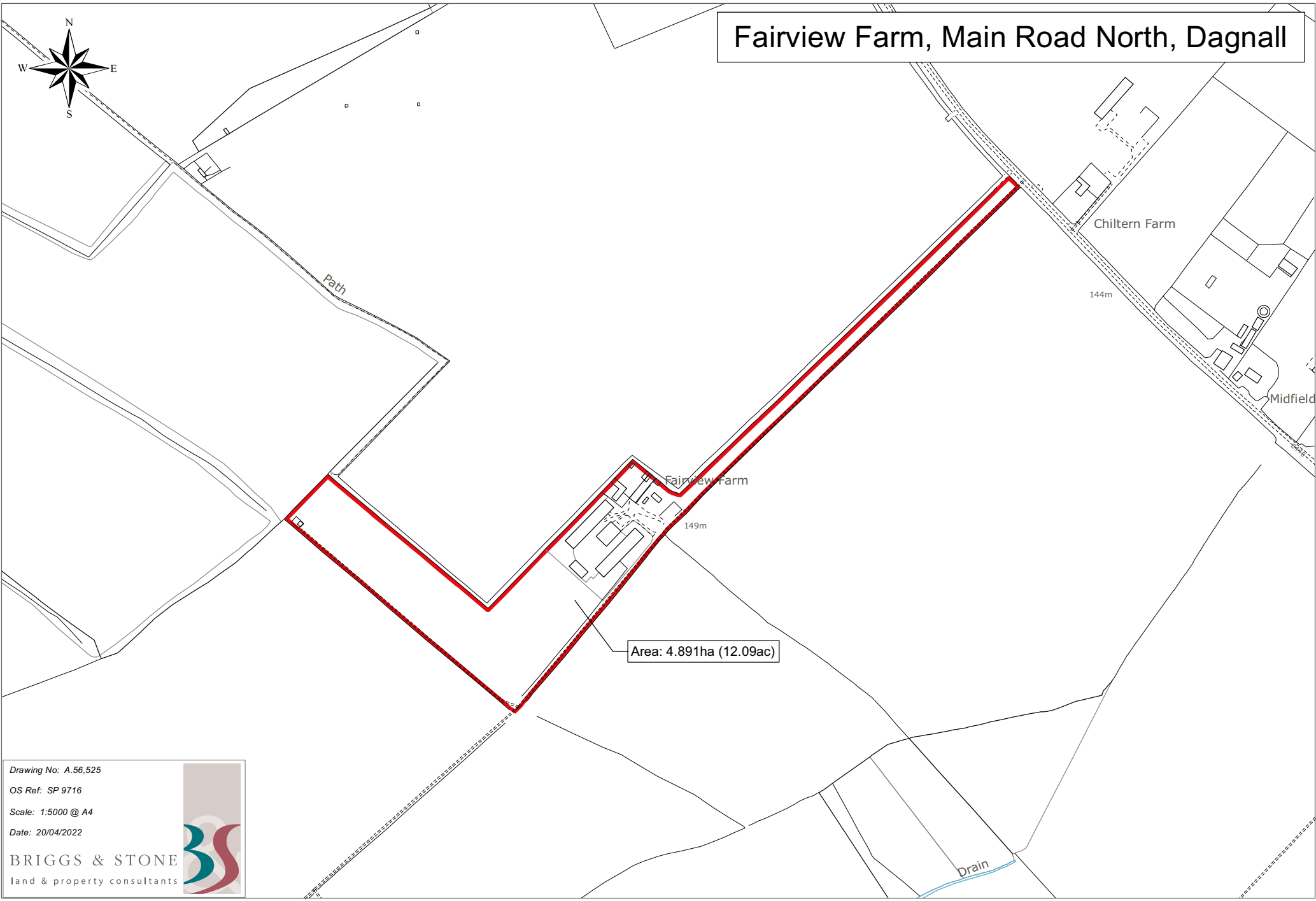
A farm track runs down the eastern boundary providing access to the land and the neighbouring properties. The boundaries are demarcated by mature hedgerows, but are not stock proof. According to the provisional Agricultural Land Classification Maps, the land is Grade 3. In the south western corner of the

land, is a telecommunications mast within a self contained compound.

A further strip of pasture, approximately 15 metres wide, runs parallel to the access drive leading onto the highway.



Fairview Farm, Main Road North, Dagnall



Area: 4.891ha (12.09ac)

Drawing No: A.56,525
OS Ref: SP 9716
Scale: 1:5000 @ A4
Date: 20/04/2022



Access

Access is available direct from the adopted highway (Main Road North), leading onto a well maintained tarmac drive, which serves the farmstead and land to the rear.

Redevelopment Potential

Fairview Farm is located within the Green Belt and Chilterns Area of Outstanding Natural Beauty (AONB). The property also lies within the Chiltern Beechwoods Special Area of Conservation. We are not aware of any occupancy restrictions.

The 'Crendon' barn lends itself for potential redevelopment as does the bungalow. Prospective purchasers are advised to satisfy themselves in respect of any development potential at the property.

Overage

The land, hatched red on the plan appended, will be sold subject to an overage provision. The overage will entitle the vendors to 25% of any increase in value arising from the grant of planning for anything other than agricultural or equestrian use for the whole of the property for a period of 25 years from the date of sale. The overage is to be triggered by the sale of the property, or implementation of a planning or share sale. The overage will exclude any development for agricultural and equestrian purposes/use.

Further details available on request.

Tenure & Possession

Fairview Farm is offered freehold with vacant possession, subject to the prevailing lease for the telecoms mast.

Services

Mains water and electricity is connected. Heating is served by an electric boiler. Drainage is served by way of a private septic tank.

Condition

The selling agent has not been instructed to carry out a structural survey of Fairview Farm. The property is sold as seen.

Wayleaves, Easements & Rights of Way

We understand that there is a right of way for the benefit of the adjoining land and property owners to the rear of Fairview Farm. We understand this right of way to be available at all times and for all purposes.

The property is sold subject to and with the benefit of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. Further details available on request.

Environmental Schemes

The farm is not included in any environmental scheme or woodland grant scheme.

Mineral & Sporting Rights

The mines, minerals and sporting rights, such as they exist, are included in the freehold.

Council Tax

The farm bungalow has a council tax band F.



Local Authority

Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, Buckinghamshire, HP19 8FF.

Fixtures & Fittings

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

Method of Sale

Private Treaty.

Legal Costs

The parties are to bear their own costs.

Agent

Briggs and Stone Ltd
Will Taylor
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01494 211000
Will.taylor@briggsandstone.co.uk

Vendor's Solicitor

Gill Vyse
Machins Solicitors LLP
Lockhart House, 295-299 High Street, Berkhamsted, Herts, HP4 1AJ.

Location

What3words Fairview Farm main entrance:

///remodel.piglet.blotchy

Postcode: HP4 1RE

Viewings

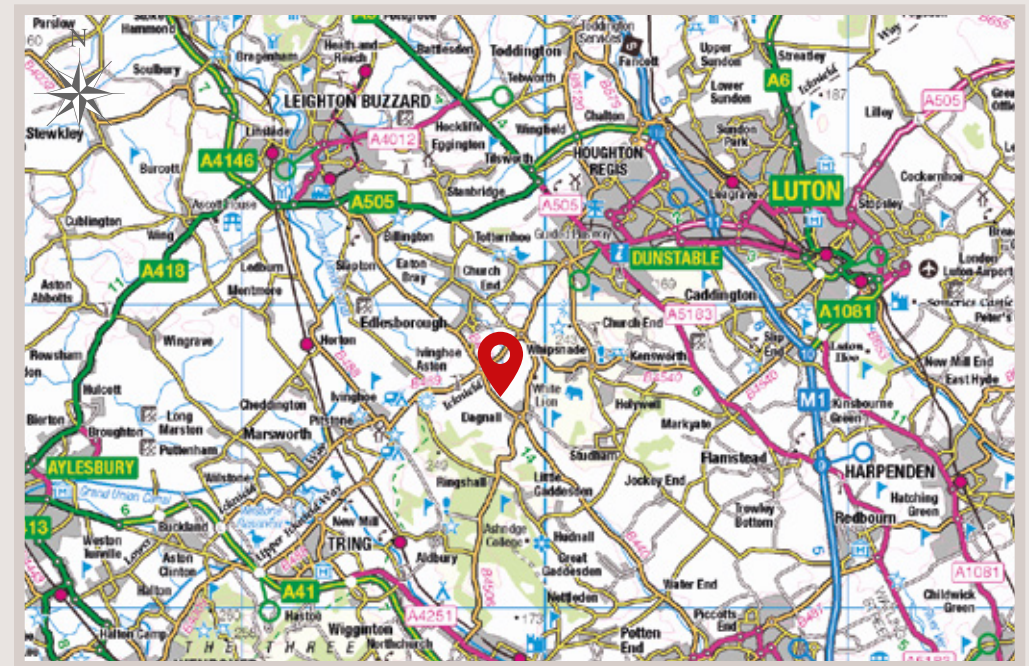
All viewings to be made by prior arrangement.

Fixtures and Fittings

These sales details are for descriptive purposes only, and the seller reserves the right to remove all fixtures and fittings, unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Information Pack

A full complement of supplementary information is available on request.



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