

# For Sale



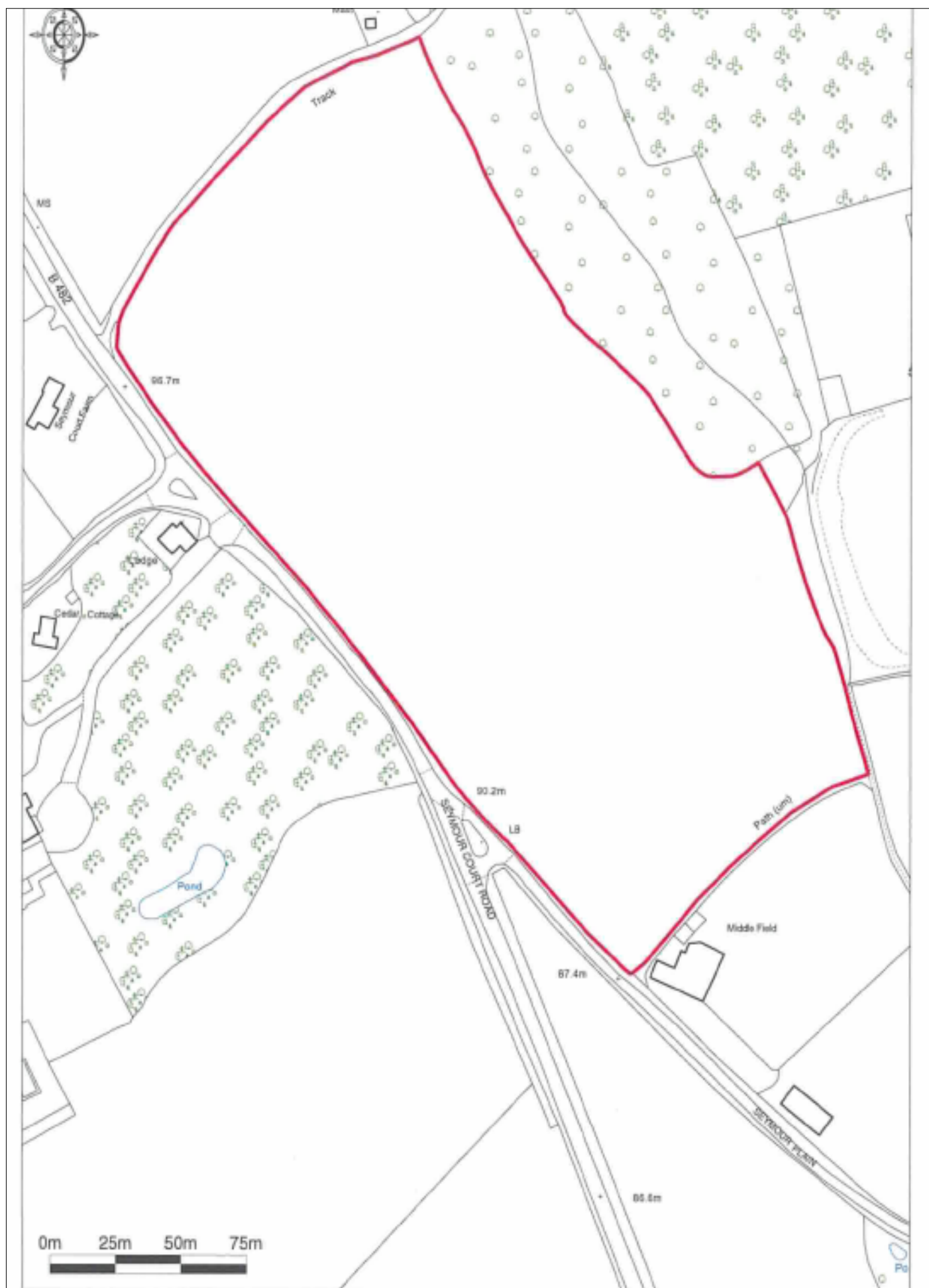
Land at Seymour Court Road, Marlow  
Approx 11.39 acres (4.61 ha)

Guide Price as a whole £250,000

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## SIMMONS & SONS

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Getmapping plc 2017. Plotted Scale - 1:2500



*Simmons and Sons 32 Bell Street*



**Directions**

From Marlow take the B482 travelling north towards Lane End and after approximately 1 mile turn right towards Seymour Plain Road and the entrance gate to the land can be found on the right hand side identified by a 'For Sale' board. A location plan is provided on Page 2 of these particulars.

**Description**

Approximately 11.39 acres (4.61 ha) offered as a single field situated to the east of Seymour Court Road, Marlow accessed via a single field gate. The land is classified as Grade 3 under the former MAFF Land Classification System and is shown outlined in red on the attached plan.

**Services**

We understand that there are no services to the land and prospective purchasers are advised to make their own enquiries to the statutory authorities.

**Restrictions**

There are no public footpaths crossing the property.

**Planning**

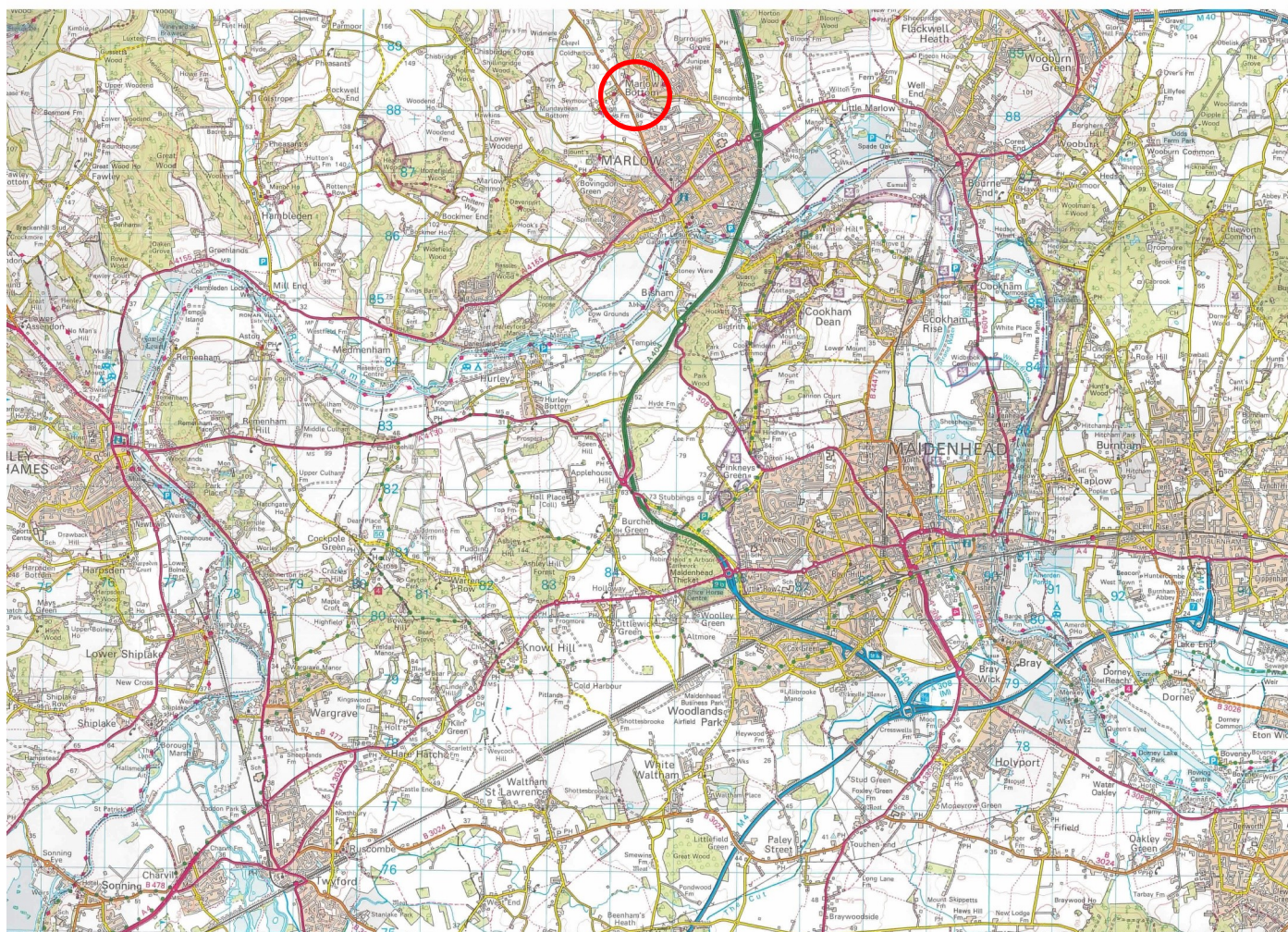
The land is situated within the Greenbelt and Area of Outstanding Natural Beauty.

**Uplift**

The land is being sold subject to an uplift covenant in relation to any future non-agricultural/equestrian use. This will be effective for 20 years from the date of completion of the sale and will be charged at 25% of the increase in value resulting from the grant of planning permission for any use other than agricultural or equestrian use.







## LOCAL AUTHORITY

Wycombe District Council  
15 Queen Victoria Road  
High Wycombe  
Buckinghamshire  
HP11 1BB

T: 01494 461000

## VIEWINGS - Strictly by appointment with:

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