

Land at Mundaydean Lane, Marlow, Buckinghamshire SL7 3BT Approximately 3 Acres

Guide Price £150,000

Available as a whole

# Land at Mundaydean Lane Marlow Buckinghamshire SL7 3BT

For Sale as a whole

Guide Price £150,000

## **SITUATION**

The land at Mundaydean Lane is located to the north of Marlow in Buckinghamshire within the Greenbelt and National Landscape area and provides a rare opportunity to purchase an approximately 3-acre paddock in a rural setting offering easy access onto the local bridleway network.

Marlow 0.65 miles.

The property comprises a single fenced grass paddock of approximately 3 acres with entrance gate onto Mundaydean Lane.

# **SERVICES**

There are no services connected to the land and buyers will need to make their own enquiries regarding connections.

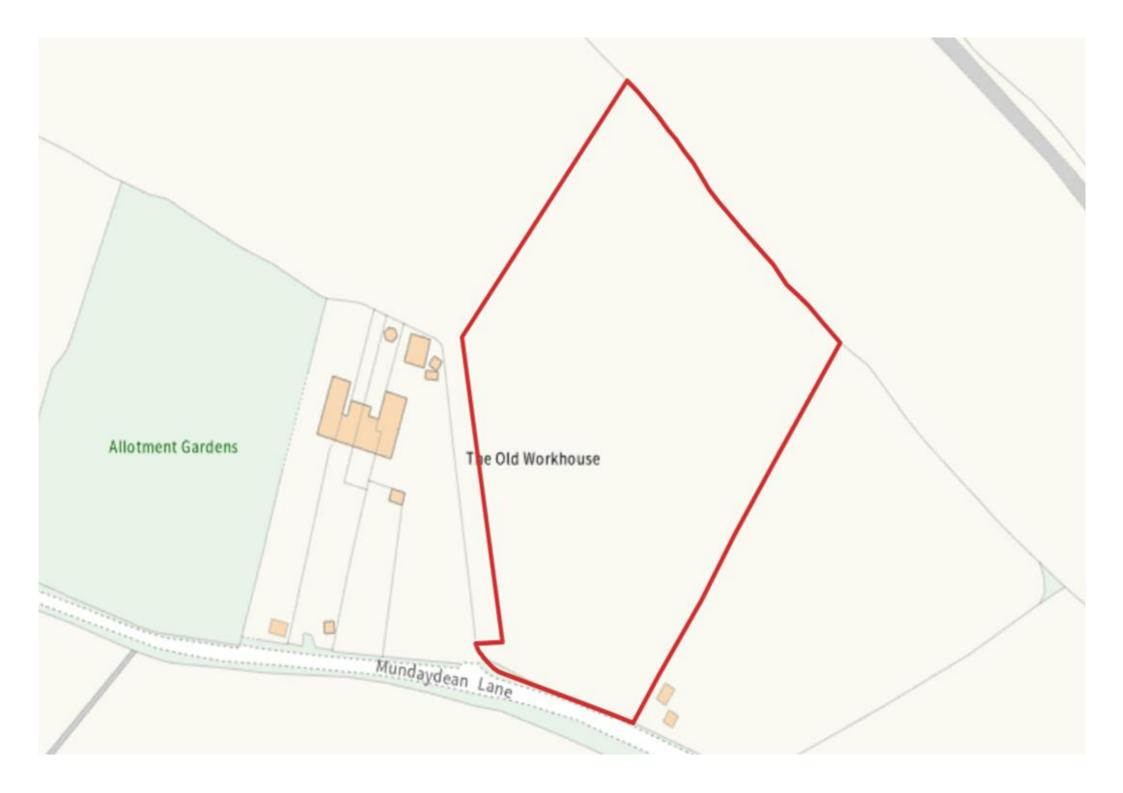
# **ACCESS**

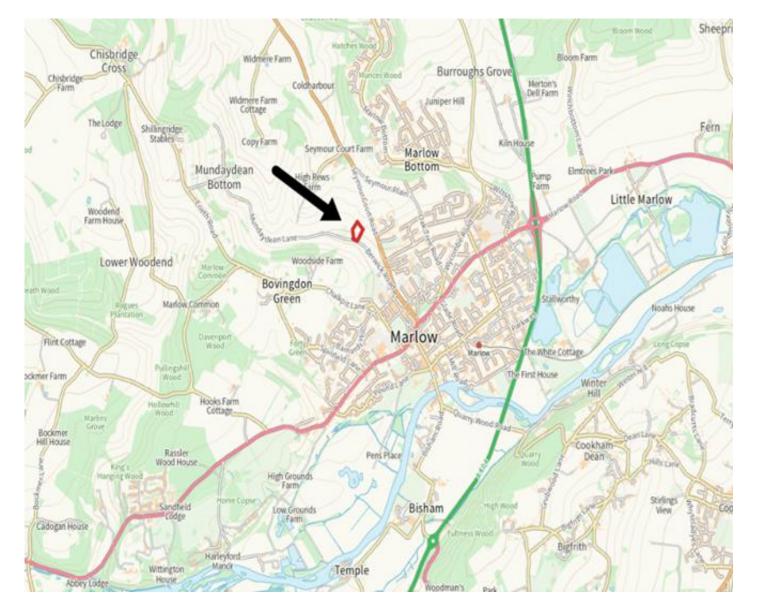
Access is gained to the paddock via a roadside gate leading directly into the property. This gate also provides access to a neighbour's field to the rear.











#### **DIRECTIONS**

What 3 Words ///matter.loudly.iterative

From Marlow, travel north on the B482 road towards Lane End. After 0.25 miles left into Berwick Road. Continue along the road for 0.4 miles and the For Sale sign will be found on the right-hand side beside the entrance gate.

#### **TENURE**

The property is for sale freehold and vacant possession is available on completion.

### **LOCAL AUTHORITY**

Buckinghamshire Council administered through Wycombe District Council.

## **VIEWINGS**

Strictly by appointment only with Simmons & Sons, Henley-on-Thames.

T: 01491 571111 Kerry Clarke MRICS FAAV

E: kclarke@simmonsandsons.com

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or

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