



**Circa 7.12 acres (2.88 hectares) of level  
land between Padbury & Buckingham**

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



## **7.12 Acres between Padbury & Buckingham**

**DIRECT ROAD ACCESS FROM THE A413 BUCKINGHAM TO PADBURY ROAD WITH 330 METRES OF ROAD FRONTAGE AND BORDERING PADBURY BROOK HAVING THE COMMENSURATE FISHING RIGHTS.**

**A BEAUTIFUL WILDLIFE HAVEN.**

Guide Price £120,000

The land is currently rich with wild flowers and wildlife and sides onto the A413 with some 330 metres of main road frontage. The access is via a metal 5 bar gate with recently installed hardstanding which extends to a parking area for 3 vehicles.

The north and east boundary is Padbury Brook, a meandering stream/river tributary of the River Great Ouzé and the land owns the bank and fishing rights to this stretch.

There are a few trees on and bordering the land including a magnificent oak, and beyond the brook is open countryside.

The land is located approx 2 kilometres (1.24 miles) from Buckingham town centre and 1 kilometre (0.62 miles) from Padbury village.

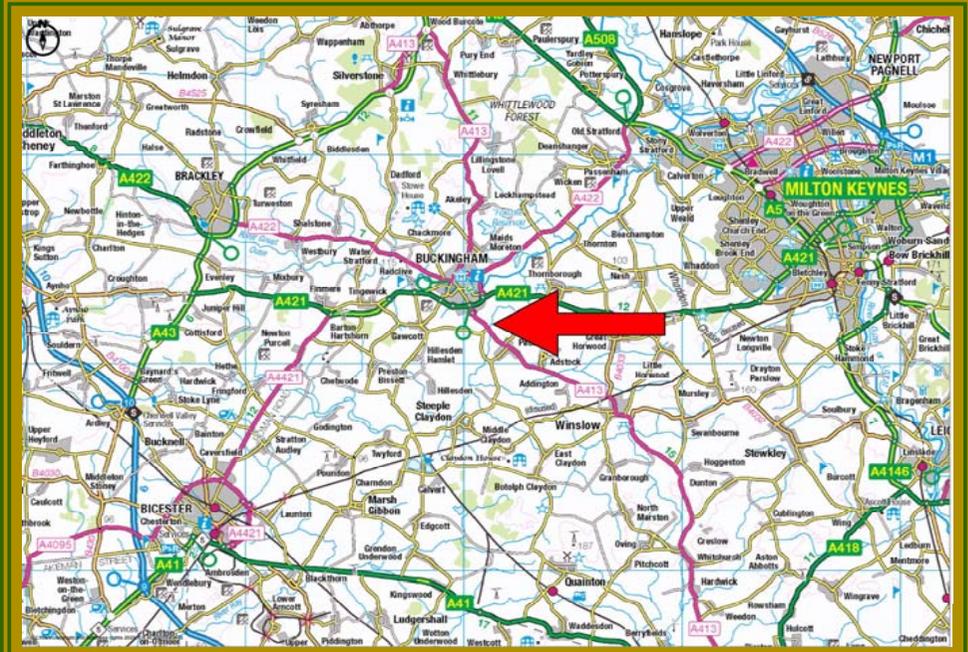
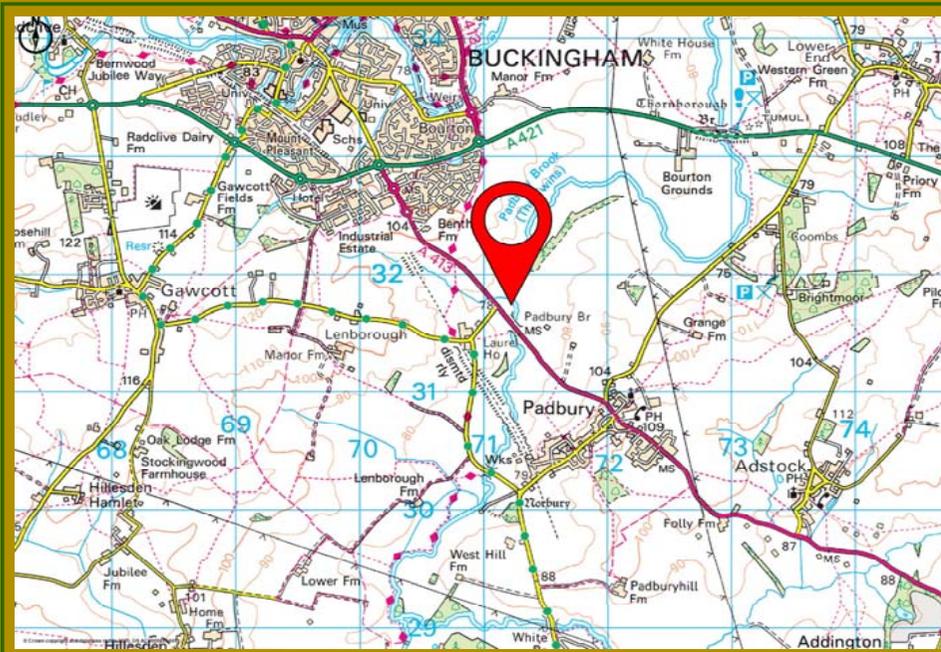




#### IMPORTANT NOTICE

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- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.



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