



POPHLEY BARN, STOKENCHURCH, BUCKINGHAMSHIRE

AGRICULTURAL BUILDING & LAND OFF CITY ROAD IN STOKENCHURCH, HIGH WYCOMBE, HP14 3EW

A SECLUDED SMALLHOLDING WITH A STORAGE BARN IDEAL FOR EQUESTRIAN CONVERSION

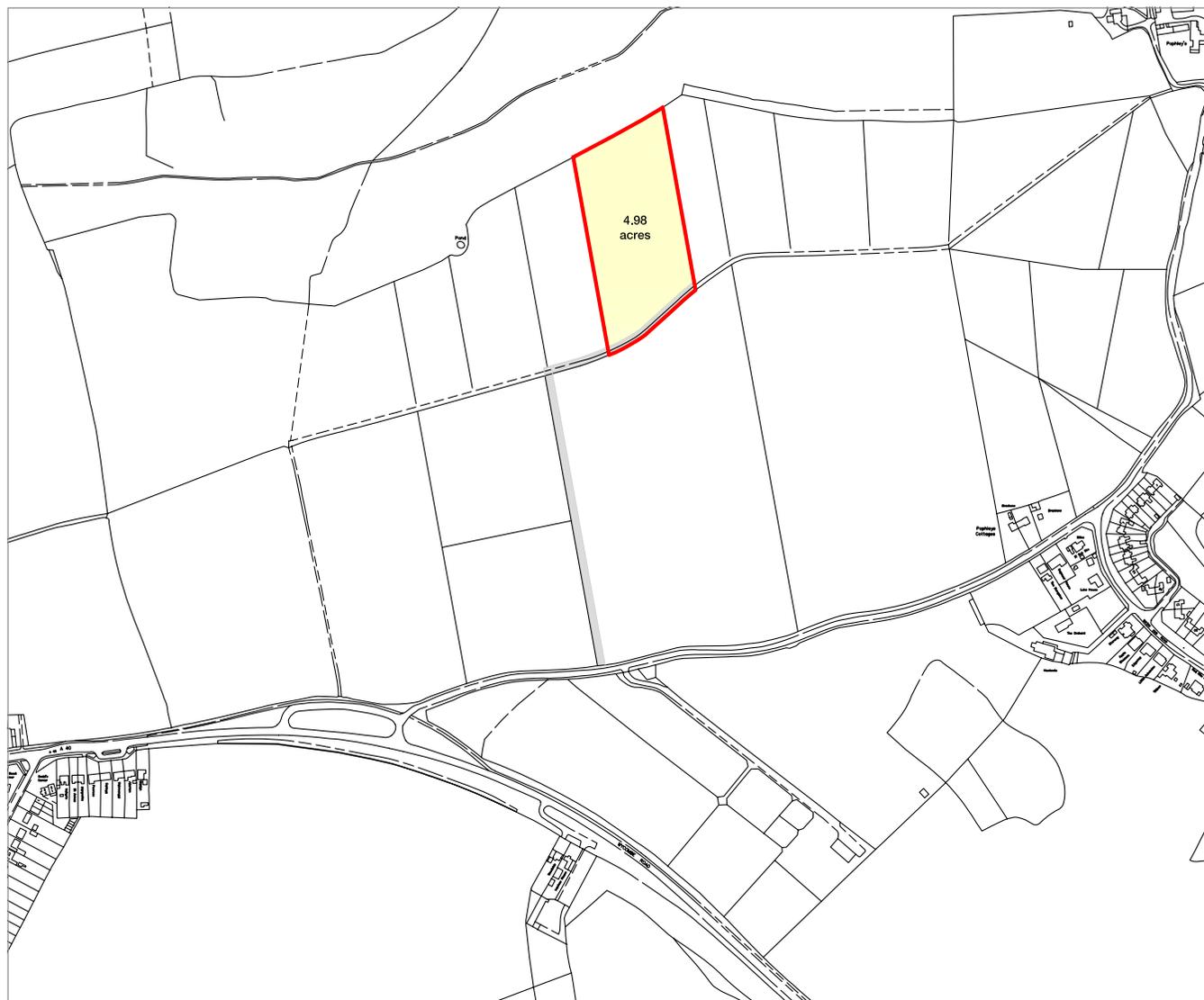
This is a fantastic opportunity for you to own 5 acres of land with a storage barn. The land is flat and is enclosed by a combination of stock-proof fencing and established hedgerow, providing secure boundaries and privacy.

Several fruit trees have been planted on the land and a 6m x 4.5m storage barn has been built in the north-western corner, making this site an ideal smallholding for those wanting a piece of the “good life” in a sought-after area.

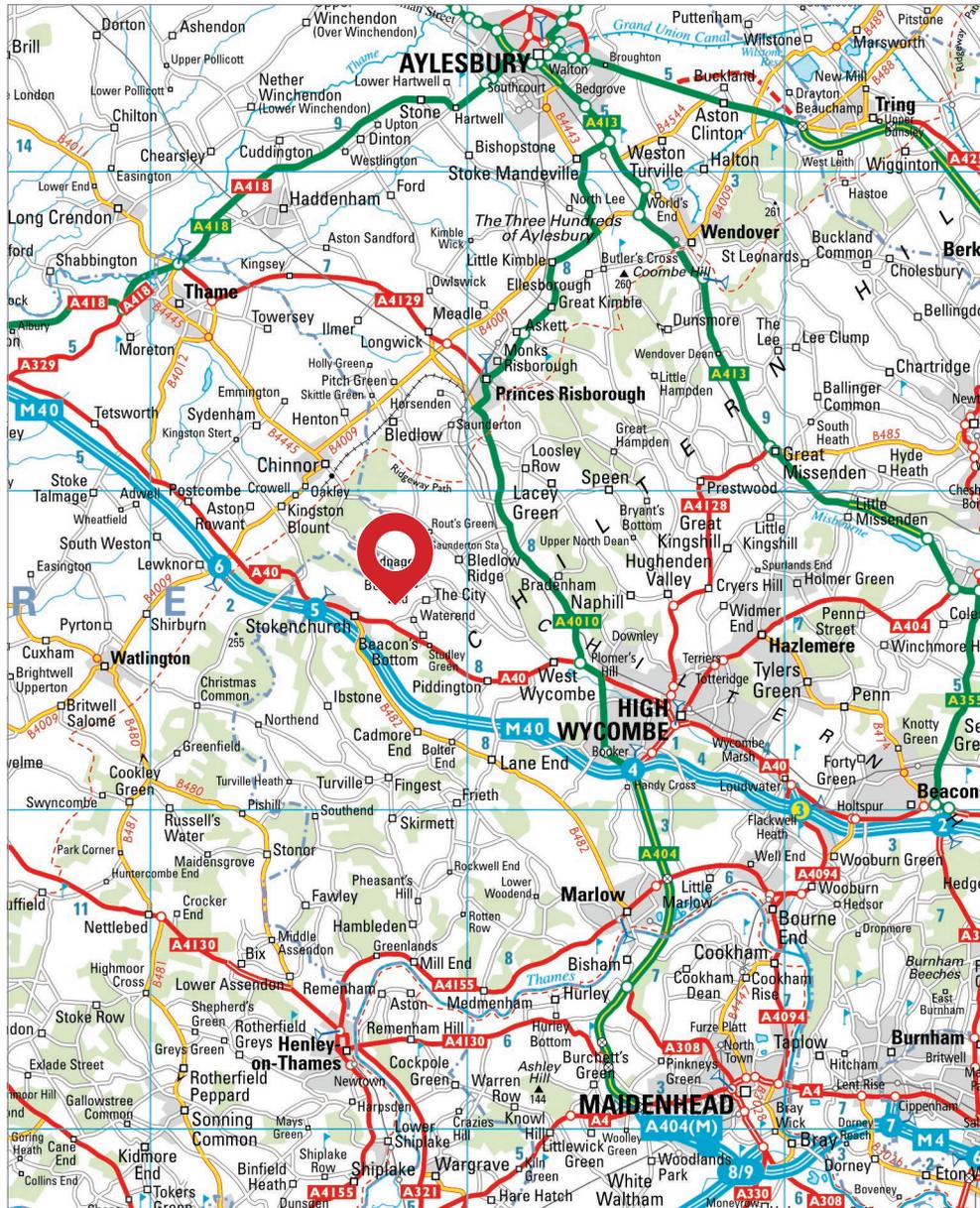
Situated on the Buckinghamshire / Oxfordshire border, the land lies on the edge of Stokenchurch, a charming village nestled in the Chiltern Hills. This large commuter village has a range of day-to-day amenities and has its own junction on the M40, providing convenient access to the cities of London, Oxford and Birmingham.

The land could also be ideal for those with an equestrian interest, as several parcels of land nearby have been granted permission for stables and other associated equine facilities.

Surrounding by stunning countryside and close to good amenities, this land offers you a perfect blend of rural tranquillity and modern convenience.



Size	Guide Price
4.98 acres	£160,000



LOCATION

- ◆ On the edge of Stokenchurch
- ◆ 5.0 miles to Princes Risborough
- ◆ 5.7 miles to High Wycombe
- ◆ 7.4 miles to Marlow
- ◆ 8.4 miles to Henley-on-Thames
- ◆ 11.4 miles to Aylesbury
- ◆ 11.6 miles to Maidenhead
- ◆ 17.5 miles to Oxford
- ◆ 34.0 miles to Central London

Stokenchurch is a large commuter village with a strong community feel and a range of amenities including; local shops, pubs, a café, schools and healthcare services.

For more extensive shopping and leisure activities, High Wycombe is less than six miles away. It offers a variety of high street and boutique shops, a sports centre, a cinema, and a wide selection of vibrant cafés, bars, and restaurants.

The renowned riverside towns of Marlow and Henley-on-Thames are also within easy reach thanks to excellent transport links.

TRANSPORT LINKS

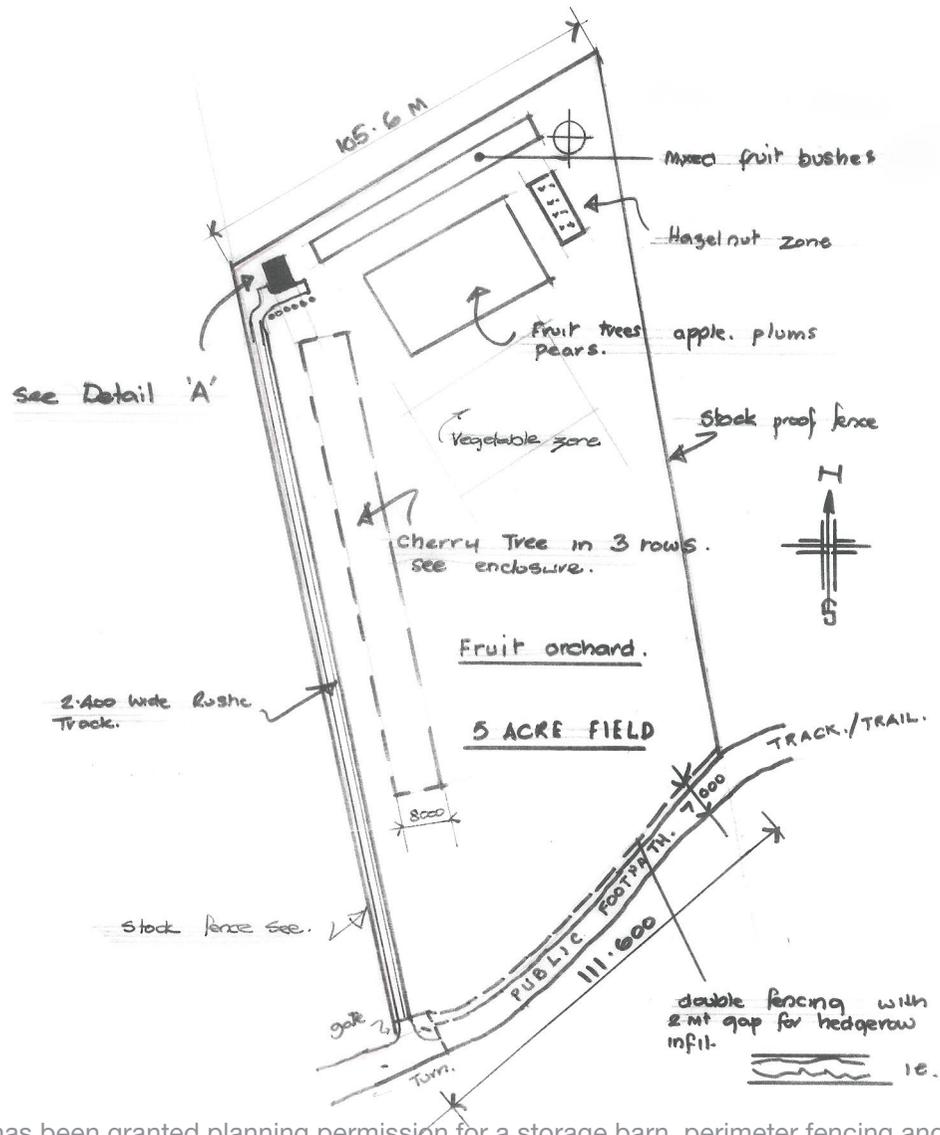
- ◆ Off the A40 Wycombe Road
- ◆ 1.4 miles to the M40 (J5)
- ◆ 3.7 miles to the A4010
- ◆ 5.7 miles to the A404
- ◆ 6.1 miles to High Wycombe Train Station *
- ◆ 16.5 miles to the M25 (J16)

The land is conveniently located just off the A40 Wycombe Road, providing quick access to the M40 for connections to London, Oxford and Birmingham, as well as the M25 motorway.

If it's rail links you're looking for, nearby High Wycombe train station offers fast and direct rail services to London in as little as 25 minutes.

Surrounded by beautiful countryside, Stokenchurch strikes the perfect balance between rural tranquillity and connectivity, making it a much sought-after location.

* Journey Times: 12 mins to Gerrards Cross; 25 mins to London Marylebone



The land has been granted planning permission for a storage barn, perimeter fencing and track.

PLANNING

The land includes a 6m x 4.5m storage barn that was granted permission under the planning application 16/06701/FUL.

This permission also included construction of a field gate and track leading to the barn, together with the erection of perimeter stock proof fencing and netting enclosures to protect the fruit trees.

The land is situated within the Chiltern Hills National Landscape and the Metropolitan Green Belt. Any further development or change of use would be subject to the appropriate permission.

LOCAL AUTHORITY

Buckinghamshire Council (Wycombe)
www.buckinghamshire.gov.uk

NO OVERAGE

There is **no overage or clawback** on this land – rare in today's land market.

LOCAL DEVELOPMENT

Numerous other parcels of land within the Chiltern Hills National Landscape and the Green Belt have been granted a change of use or planning for a variety of uses including; polytunnels, agricultural buildings and stables.

Furthermore, the land opposite the entrance to the site at Maplefield Farm was granted a Certificate of Lawfulness for a mobile home as a permanent dwelling in August 2020 (Planning Ref. [20/06057/CLE](#)).

Then in February 2021 the land was granted planning permission to replace this with a 3-bed detached bungalow (Planning Ref. [20/08188/FUL](#)).



The land is fully enclosed by a mixture of mature hedgerow and stock-proof fencing.

LAND VALUES

Pasture land prices in the region are 14% higher than the average as land values rose again last year, despite numerous challenges in the local market & global economy. This once again shows the inherent resilience of agricultural land as a tangible asset.

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by the fact that, **in the past 5 years, land values have risen by 31%**, outperforming the FTSE 100, UK property prices and interest from savings in the bank.

These rises are driven by historically low levels of land availability, as demand continues to outstrip supply.



Numerous parcels of land nearby have been granted a change of use or planning for a variety of uses.



The land includes a number of fruit trees.

RECREATION

The land is surrounded by Areas of Outstanding Natural Beauty, making it an ideal base for walkers and nature lovers, with miles of scenic trails and woodland nearby.

A footpath, which has been fenced and hedged off, runs along the southern boundary of the land. This footpath runs to the heart of Stokenchurch village as well as a number of other walking routes.

In turn, the Chiltern Way can be easily reached. This long-distance circular route takes you through a variety of pretty villages and beautiful countryside.

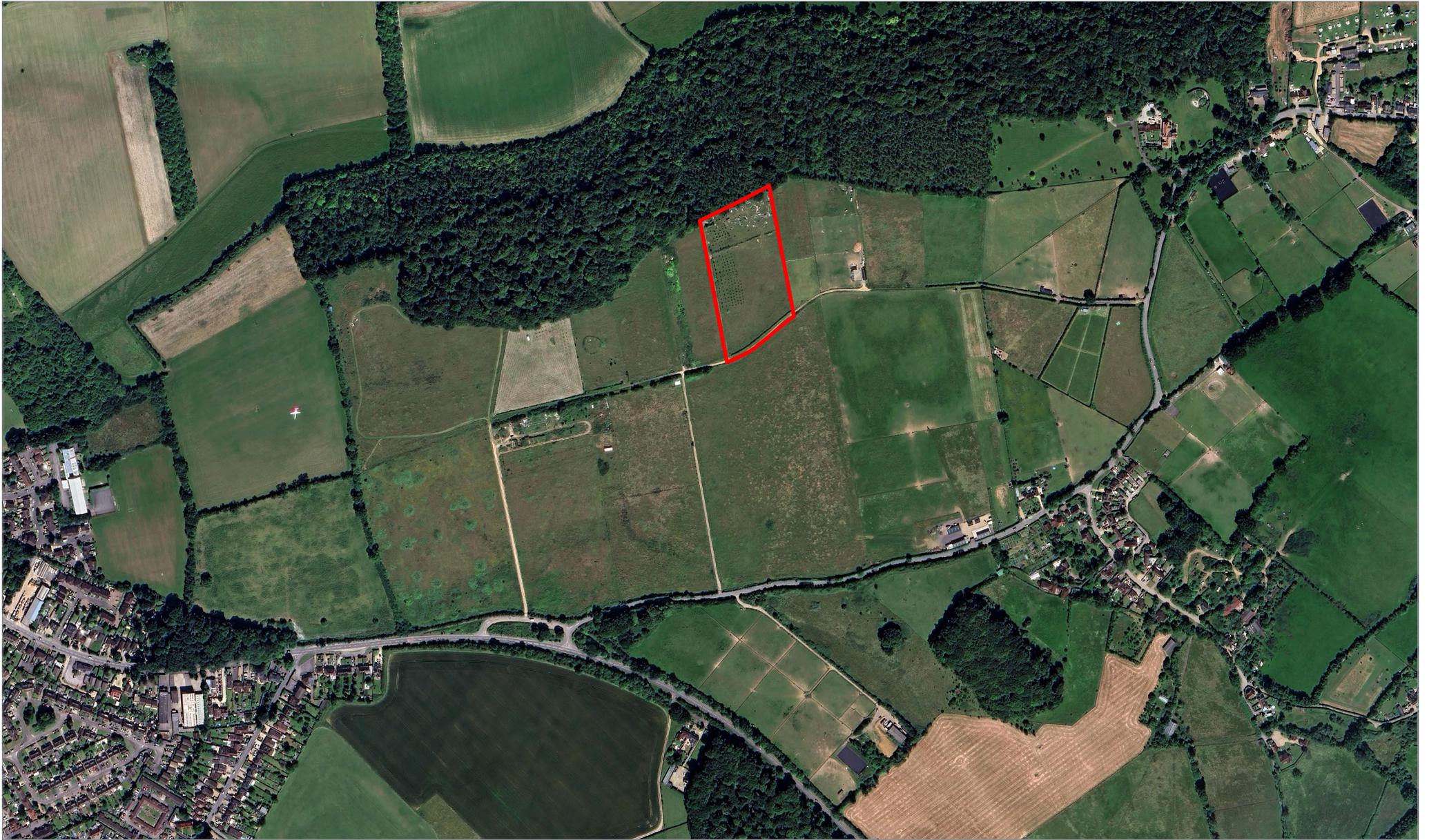
EQUESTRIAN

The local area is well-regarded for its strong equestrian community, with excellent riding routes, livery yards, and facilities nearby—making it an ideal setting for horse enthusiasts.

The land also uniquely benefits from its proximity to a long-distance bridleway, easily accessed from the footpath on the southern boundary. This picturesque route leads from Pophleys Farm through Crowell Wood to a larger network of bridleways.

METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.





Gated entrance on City Road.

ACCESS

The land is accessed via a gated entrance on City Road. Full vehicular access to the land is via a hard-surface track, with the gated entrance found in the south-western corner.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The approximate location of the gated entrance on City Road can be found here – [///founders.taxed.handed](https://founders.taxed.handed)

The approximate location of the gated entrance to the land can be found here – [///corn.drumbeat.tailwind](https://corn.drumbeat.tailwind)

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.



The gated entrance to the land is accessed via a hard-surface track.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.