



Rare opportunity to purchase a unique building plot

Land adjoining Hedsor Court Farm, Hedsor Lane, Burnham, SL1 8PE

savills



### Situation

Bourne End 2.5 miles,  
Beaconsfield 3.5 miles,  
Taplow station 3.5 miles, M40  
(J2) 3.5 miles, M4 (J7) 5 miles,  
Heathrow (J5) 16 miles, central  
London 25 miles.  
All distances are approximate.

One of the best combinations  
of country space and a quick  
commute to London. Everyday  
amenities can be found at  
Burnham, Bourne End and The  
Bishops Centre, Taplow, while  
more comprehensive facilities are  
available in nearby Beaconsfield.  
The picturesque Beaconsfield  
Old Town dates back to the  
thirteenth century with fine  
Georgian buildings and local  
facilities including convenience  
and independent retail stores  
together with a variety of  
restaurants and public houses.  
There is a weekly market on  
Tuesdays and a monthly Saturday  
farmers market. The New Town  
offers an excellent range for day  
to day needs including Marks and  
Spencer Simply Food, Waitrose  
and Sainsburys.

The area is popular with  
commuters as communication  
links in the area are excellent.  
Ideally located for access into  
London, with rail connections  
to London (Paddington) from  
Maidenhead, Burnham and Taplow  
and connections to Marylebone  
(Chiltern Line) available from  
Beaconsfield. The area will also  
benefit from Crossrail which is  
targeted for completion in 2022  
giving direct and fast journey  
times to London's West End, City  
and Canary Wharf. The M40 and  
M4 motorways are within reach  
and provide access to the M25  
and Heathrow.

Comprehensive sport and leisure  
facilities can be found nearby;  
there are leisure facilities at  
Cliveden and the Stoke Park  
Country Club. The area boasts a  
number of golf clubs in Burnham  
Beeches, Gerrards Cross, Stoke  
Poges and Denham. In addition,  
there is racing at Windsor, Ascot  
and Kempton Park and rowing in  
the riverside towns of Henley  
and Marlow.

### About the property

A rare opportunity to purchase  
a unique prime building plot of  
about 22 acres with potential to  
build a dream property (of circa  
11,000 sq.ft.) Planning permission  
was granted in December 2020  
(20/07812/FUL) for a family home  
with stable facilities and a revised  
scheme (22/06355/FUL) has  
been submitted for a family home  
to include separate gym facilities.

### Specification (20/07812/FUL)

Open plan kitchen/sitting/  
dining room  
Further reception room  
5 bedrooms  
5 bath/shower rooms (all en suite)  
Indoor swimming pool and sauna  
Garaging for 4 cars  
Equestrian facilities  
About 22 acres in all

Full plans and details can be  
found on the Buckinghamshire  
Council (Wycombe) planning  
portal under the above  
reference number.

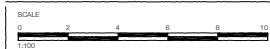
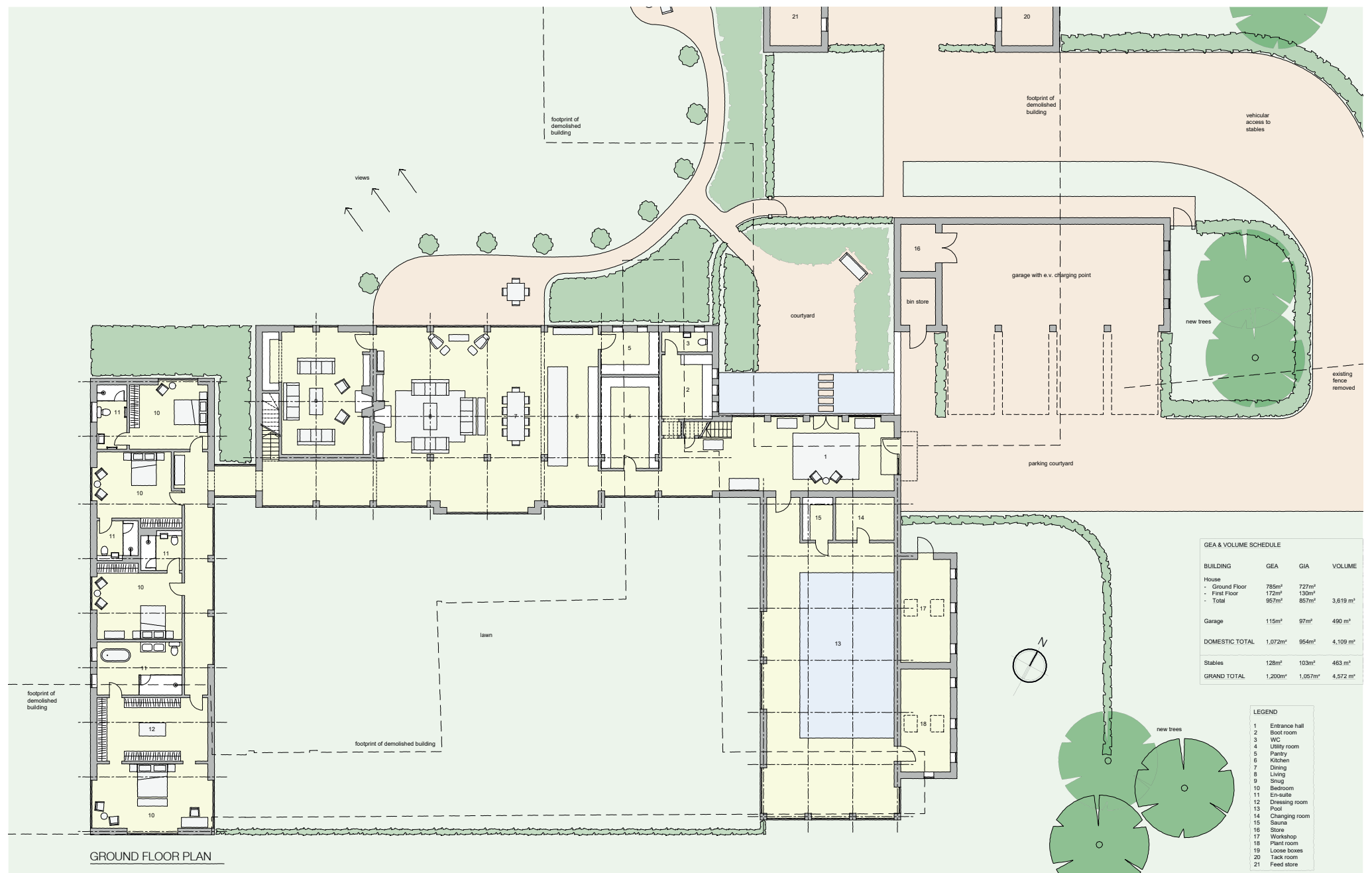
**Agents Note** These particulars  
and CGI images are intended  
only as a guide and for  
illustrative purposes.

**Tenure** Freehold

### Local Authority

Buckinghamshire Council





### KEY PLAN

## REVISIONS

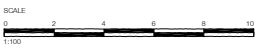
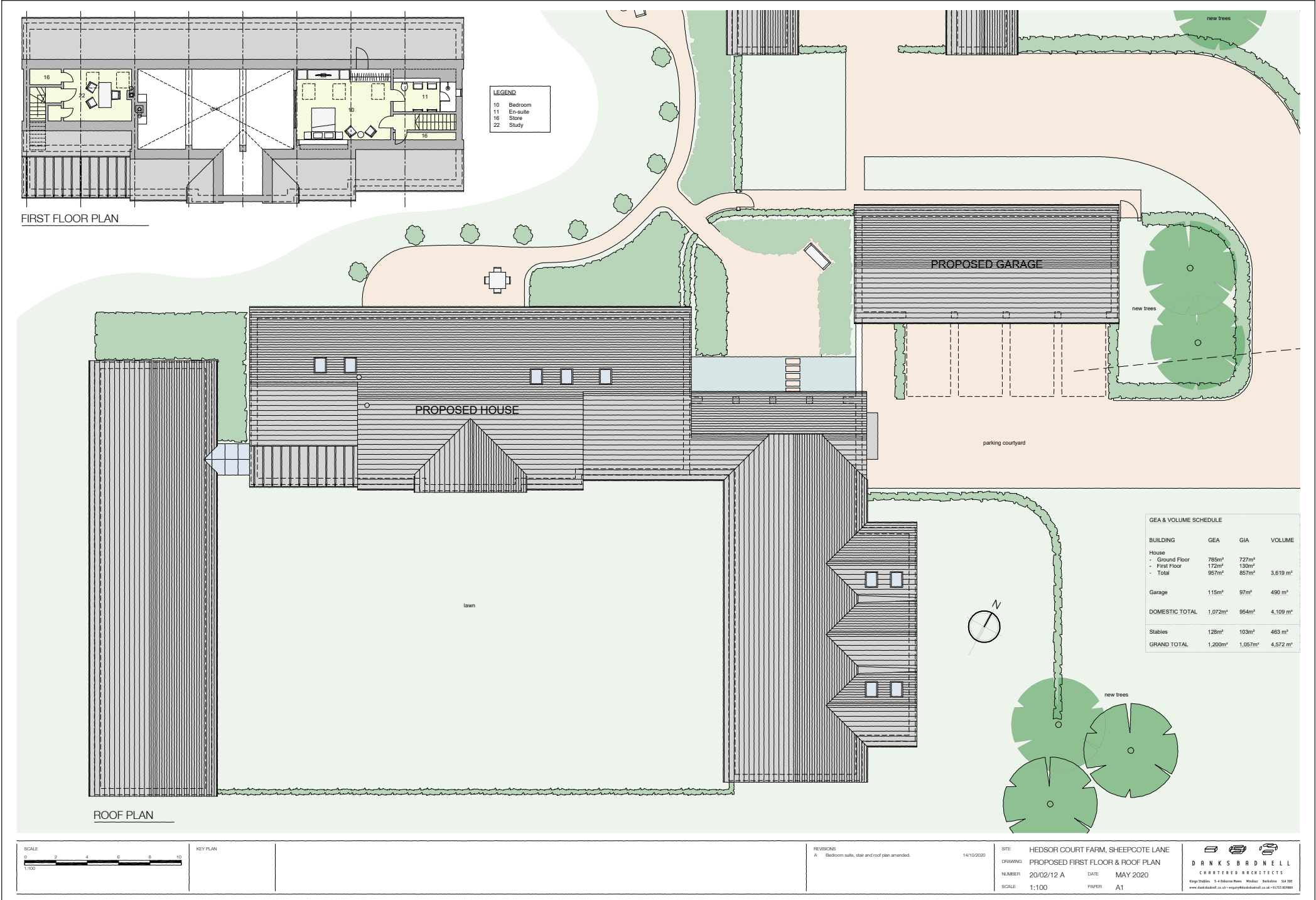
14/10/2020

SITE	HEDSOR COURT FARM, SHEEPCOTE LANE		
DRAWING	PROPOSED GROUND FLOOR PLAN		
NUMBER	20/02/11 A	DATE	MAY 2020
SCALE	1:100	PAPER	A1

**LEGEND**

- 1 Entrance hall
- 2 Boot room
- 3 WC
- 4 Utility room
- 5 Pantry
- 6 Kitchen
- 7 Dining
- 8 Living
- 9 Snug
- 10 Bedroom
- 11 En-suite
- 12 Dressing room
- 13 Pool
- 14 Changing room
- 15 Sauna
- 16 Store
- 17 Workshop
- 18 Plant room
- 19 Loose boxes
- 20 Tack room
- 21 Feed store





KEY PLAN

REVISIONS  
A Bedroom suite, stair and roof plan amended.

14/10/2020

SITE HEDSOR COURT FARM, SHEEPCOTE LANE  
DRAWING PROPOSED FIRST FLOOR & ROOF PLAN  
NUMBER 20/02/12 A DATE MAY 2020  
SCALE 1:100 PAPER A1

**DANKS BARNWELL**  
CHARTERED ARCHITECTS  
Emp Stables 2-4 Deane Road, Wetherby, Yorkshire LS18 3SE  
www.danksbarnwell.co.uk • enquiry@danksbarnwell.co.uk • 01937 859889



Proposed Revised Scheme (22/06355/FUL)







NOTES

01	10/01/2022	Revised for Planning
02	10/01/2022	Planning - Design
03	10/01/2022	Planning - Design
04	10/01/2022	Planning

05/01/2022

PROJECT DETAILS

Heddon Stables  
Heddon Lane  
Tipton, Berkshire  
SL1 8PA

DRAWING DETAILS  
Proposed Ground Floor

SCALE  
ISSUED AT 1:100 @  
A1

DATE  
Feb 2022

DRAWING NO.  
221.36.20130.0A

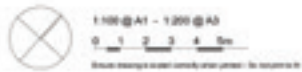
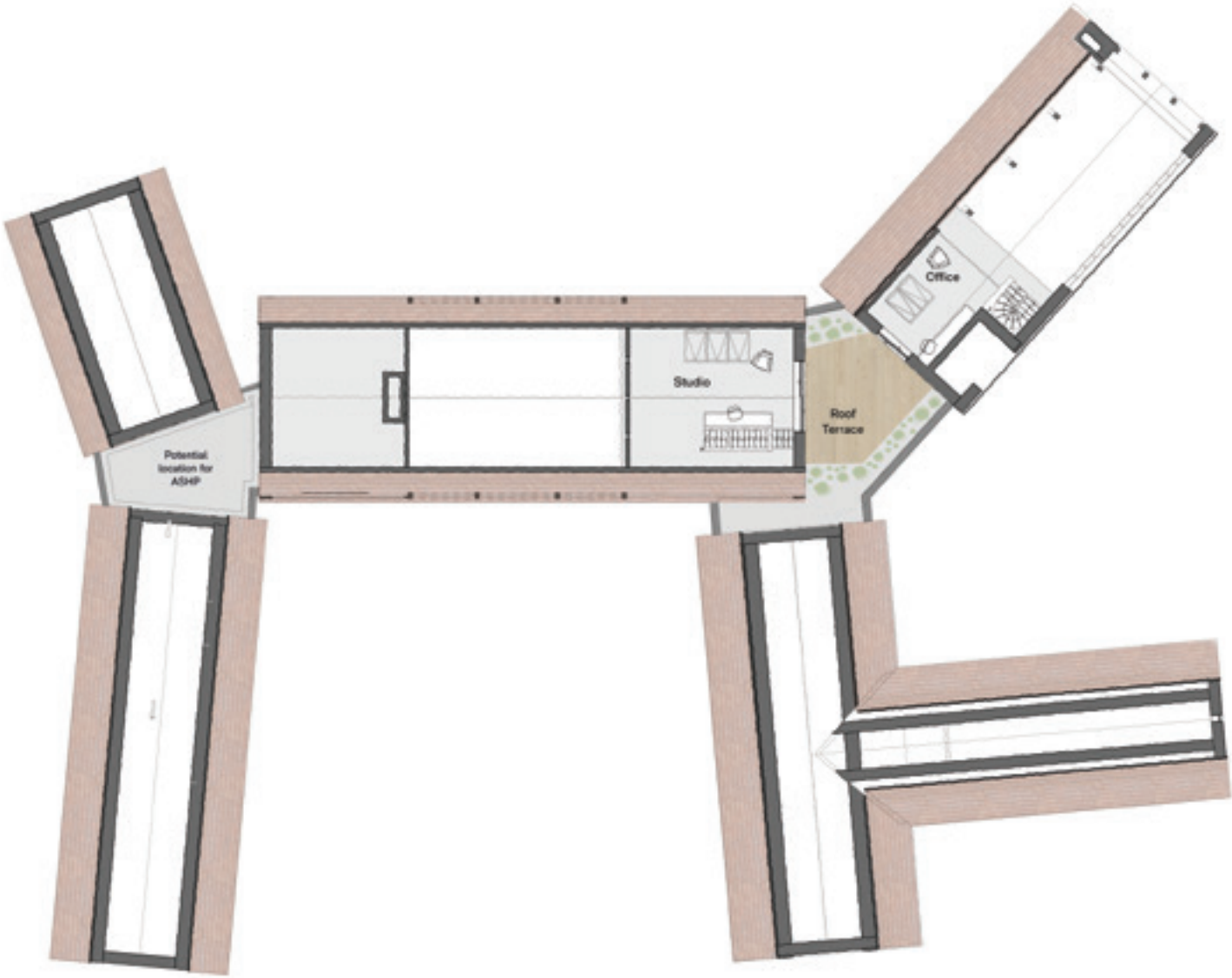
REVISION  
P4

**NEILAN GUNLAN**

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Architectural Practice (UK) Ltd. 2017-2018-19-20



NOTES		PROJECT DETAILS		DRAWING DETAILS		<div><b>MELAN OUNLAN</b> <small>© The Company (London) Limited (Incorporated in England &amp; Wales) 100-102, 104-106, 108-110, 112-114, 116-118, 120-122, 124-126, 128-130, 132-134, 136-138, 140-142, 144-146, 148-150, 152-154, 156-158, 160-162, 164-166, 168-170, 172-174, 176-178, 180-182, 184-186, 188-190, 192-194, 196-198, 200-202, 204-206, 208-210, 212-214, 216-218, 220-222, 224-226, 228-230, 232-234, 236-238, 240-242, 244-246, 248-250, 252-254, 256-258, 260-262, 264-266, 268-270, 272-274, 276-278, 280-282, 284-286, 288-290, 292-294, 296-298, 300-302, 304-306, 308-310, 312-314, 316-318, 320-322, 324-326, 328-330, 332-334, 336-338, 340-342, 344-346, 348-350, 352-354, 356-358, 360-362, 364-366, 368-370, 372-374, 376-378, 380-382, 384-386, 388-390, 392-394, 396-398, 400-402, 404-406, 408-410, 412-414, 416-418, 420-422, 424-426, 428-430, 432-434, 436-438, 440-442, 444-446, 448-450, 452-454, 456-458, 460-462, 464-466, 468-470, 472-474, 476-478, 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