
Land off Park Lane

LANE END | BUCKINGHAMSHIRE

An attractive strategic land opportunity occupying an edge-of-village position within the highly regarded Chilterns National Landscape.

4.38 hectares (10.83 acres)

Executive Summary

Located in the desirable village of Lane End

Strategic edge-of-settlement location

Situated within the highly regarded Chilterns National Landscape

Potential for future development, subject to the necessary consents

Distances: High Wycombe – 4.5 miles; Marlow – 5.5 miles; M40 (Junction 4) – 5 miles;
High Wycombe Railway Station – 4.5 miles (London Marylebone from approximately 25 minutes);
Marlow Railway Station – 5.5 miles (all distances are approximate)





Introduction

An excellent opportunity to acquire a strategic landholding on the eastern edge of the sought-after village of Lane End, Buckinghamshire. Occupying an attractive edge-of-settlement position, the property offers long-term strategic potential, subject to the necessary planning consents. Situated within the highly regarded Chilterns National Landscape, the land represents a rare opportunity to secure a substantial parcel in an established and well-connected Buckinghamshire village.

Description

The property comprises a parcel of pasture, woodland and scrub land. The land is interspersed with areas of mature woodland, scrub and naturally regenerated vegetation, creating a varied landscape. Having been relatively unmanaged in recent years, parts of the property have diverse vegetation.

The land occupies an edge-of-settlement position adjoining existing residential development and benefits from access from Park Lane, together with additional access points via Beech Avenue and Oak Tree Drive and across third party land to the north east. The topography is generally undulating.

Two public footpaths cross the property, providing pedestrian access through the site. Prospective purchasers should satisfy themselves as to their precise routes and any associated rights. An overhead 11kV electricity line also crosses the central part of the land.

Overall, the property represents a rare opportunity to acquire a substantial block of strategically located land on the edge of the sought-after village of Lane End.

Location

Lane End is a highly regarded Buckinghamshire village situated in the heart of the Chilterns National Landscape, an area renowned for its rolling countryside, ancient woodland, extensive network of footpaths and bridleways, and attractive rural character. The village lies approximately 5 miles from Marlow, 6 miles from High Wycombe and enjoys excellent access to the M40 motorway, making it a popular location for commuters seeking a rural lifestyle within easy reach of London and the Thames Valley.

Rail services are available from nearby Marlow, High Wycombe and Maidenhead, providing regular connections to London Paddington and London Marylebone. The Elizabeth Line at Maidenhead offers fast services across London and beyond, while the M40 provides convenient access to London, Oxford and the wider motorway network.

Lane End benefits from a strong community spirit and offers a range of everyday amenities including a village hall, local shops, public houses, cafés, a post office, sports facilities and a primary school. The surrounding

countryside provides excellent opportunities for walking, cycling and riding, with numerous routes through the Chiltern Hills and neighbouring villages including Frieth, Fingest, Hambleden and Turville.

The village is served by Lane End Primary School, which caters for children from nursery age through to Year 6. A number of highly regarded state and independent schools are located nearby, including Sir William Borlase's Grammar School in Marlow, John Hampden Grammar School, Wycombe High School, The Royal Grammar School and Pipers Corner School. The area is particularly popular with families due to the excellent range of educational opportunities available.

For a wider range of amenities, the nearby towns of Marlow and High Wycombe offer comprehensive shopping, leisure and recreational facilities, while Henley-on-Thames, Beaconsfield and Maidenhead are all within easy reach. The village's position within the Chilterns, combined with its excellent connectivity and strong sense of community, makes Lane End one of the most desirable rural locations in South Buckinghamshire.

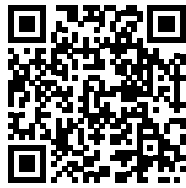


Situation & Access

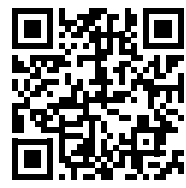
Occupying an attractive edge-of-settlement position to the east of Lane End, the land benefits from access directly off Park Lane (a publicly adopted road), with additional points of access available from Beech Avenue and Oak Tree Drive. There is also a right of access over the track as shaded brown on the sale plan.



An interactive
360-degree view of the
land can be viewed **by
scanning the QR code.**



Drone footage showing
the extent of the land
can be viewed **by
scanning the QR code.**



Planning

The property lies within the administrative area and jurisdiction of Buckinghamshire Council, the Local Planning Authority. Interested parties should make their own enquiries of the Council regarding existing and future planning policy, development potential and any planning permissions required for their proposed use. Prospective purchasers are advised to satisfy themselves as to all planning matters prior to purchase.

The site is not subject to a current planning consent.

Buckinghamshire Council is currently preparing the Local Plan for Buckinghamshire, which will provide the planning framework for the County to 2045. The emerging Plan has progressed to the Publication (Regulation 19) stage, with consultation programmed for July to September 2026 prior to submission for Examination. Purchasers should review the emerging Local Plan and supporting evidence base, together with any relevant policies and site assessments, in order to understand the potential implications for the property and the surrounding area.

The property is situated within the Chilterns National Landscape (formerly the Chilterns Area of Outstanding Natural Beauty) and also lies within the Metropolitan Green Belt. These designations may influence the nature and scale of any future development proposals, and purchasers should undertake their own enquiries in this regard.

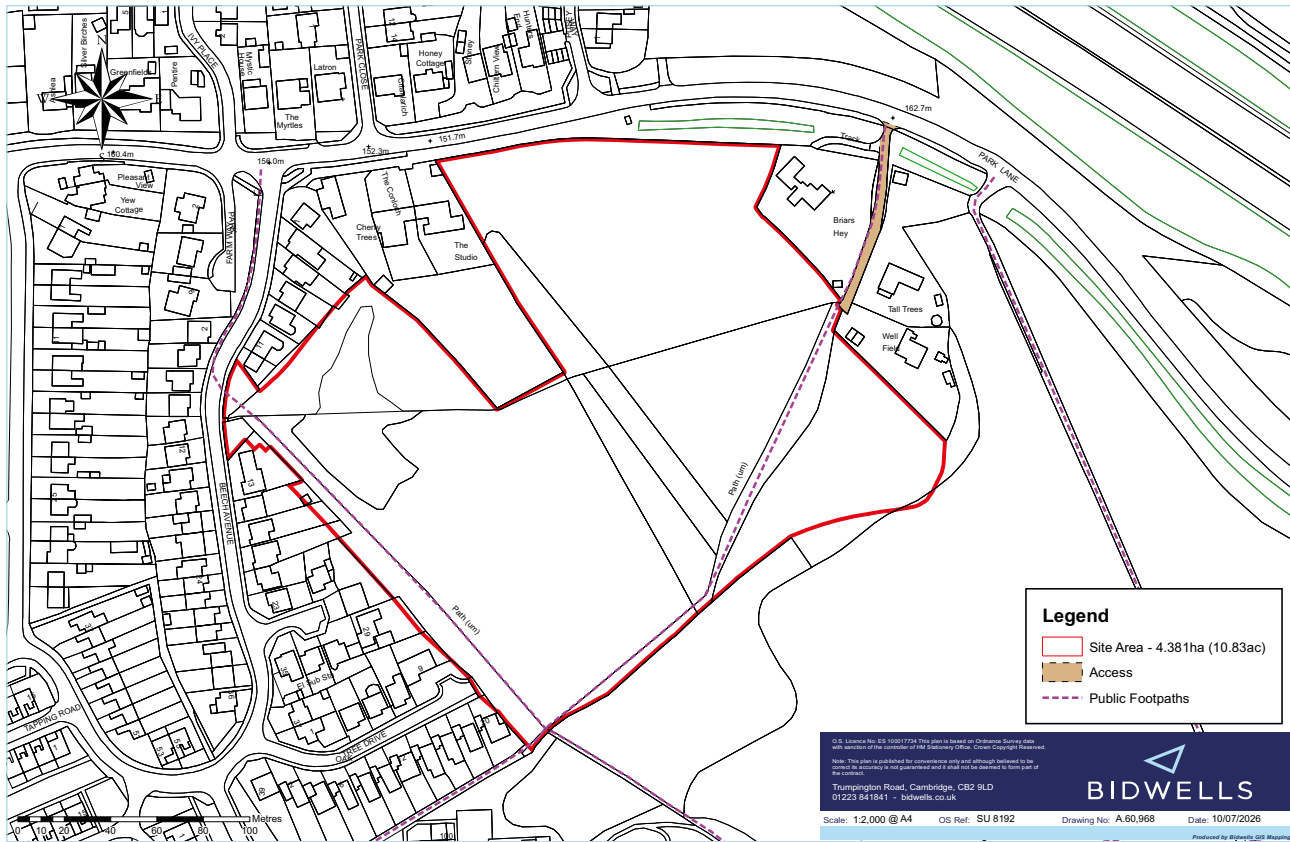
Previous planning history is summarised in the table below, with full details available via Buckinghamshire Council's online planning portal.

LOCAL AUTHORITIES

The site falls within the jurisdiction of Buckinghamshire Council.

W: www.buckinghamshire.gov.uk | T: 0300 131 6000





General Information

TENURE & POSSESSION

The property is for sale freehold with vacant possession on completion.

METHOD OF SALE

The property is being marketed by Private Treaty and all offers are invited.

The vendors will consider freehold purchase offers as well as option, promotion or other conditional land arrangements.

OVERAGE PROVISION

The sale will be subject to an overage provision whereby, for a period of 30 years from completion, the Vendor will be entitled to 30% of any uplift in value arising from the grant and implementation of planning permission, of sale subject a planning permission, for any development or use of the property beyond its existing use. The overage will be secured against the title, with the detailed provisions to be agreed between the parties.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

There is a footpath that cross the eastern and western edge of the property as shown on the sale plan.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to any planning matters affecting the property.

REGISTERED TITLE

The land is registered under part of Title Number BM296193.

VALUE ADDED TAX

Should any sale of the site, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

SERVICES

We are not aware of any services connected to the property.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such services connected to the property.

POSTCODE

A nearby postcode is HP14 3EQ.

WHAT3WORDS

The location of the entrance to the property is
///modem.neat.spells

ANTI-MONEY LAUNDERING

To comply with the Money Laundering Regulations 2017, once an offer has been accepted, the purchaser(s) will be required to provide information and documentation necessary for the completion of customer due diligence checks. This is a legal requirement.

BOUNDARIES

The vendors and the vendors' agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these.

The purchaser(s) will be deemed to satisfy themselves as to the ownership of any boundaries. The Purchaser will be liable for the maintenance for the boundary fences as shown on the site plan.

PLANS, AREAS & SCHEDULES

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

HEALTH & SAFETY

We ask any prospective parties to be as vigilant as possible for your own safety when undertaking inspections.

PHOTOGRAPHS, FIXTURES & FITTINGS

The photographs in these particulars were taken in July 2026. Only those fixtures and fittings described in the sale particulars are included in the sale.

SALE PARTICULARS

These sale particulars were produced in September 2026.

VIEWINGS

Viewing and access to the property is strictly by appointment with Bidwells. External site viewings can be taken from the roadside. If you wish to arrange an inspection of the site, please contact Bidwells Agency.

Please note that the agent & landowner do not take any responsibility for any loss or injury caused whilst carrying out a site visit.



Contacts

For further information please contact the selling agents:

Matthew Alexander

Partner, Agency

07918 561606

matthew.alexander@bidwells.co.uk

Imogen Smith

Graduate Surveyor

07766 761959

imogen.smith@bidwells.co.uk



Oxford Office

Eaton House, North Hinksey Lane,
Oxford OX2 0JJ

Important Notice

These particulars are intended as a guide only and do not form part of any offer or contract. All information, descriptions, photographs, plans and measurements are believed to be correct at the date of publication but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy by inspection and independent enquiry. Bidwells LLP has not tested any services, appliances, facilities or equipment referred to in these particulars, and has not independently verified planning permissions, building regulations approvals or other statutory consents or designations affecting the property. We are required to bring to your attention any material information known to us that is relevant to your decision whether to view or purchase a property. Where known, such information is included in these particulars or we will provide it to you on request. This property is sold subject to, and with the benefit of, any agricultural tenancies, grazing licences or other occupation or use licences, sporting rights, mineral rights and mines and minerals reservations, easements, wayleaves, rights of way, restrictive covenants, environmental land management scheme agreements, environmental or conservation designations, and any other entitlements, rights or encumbrances affecting the land, details of which are available on request. Prospective buyers should make their own enquiries before proceeding. We will disclose to you any connection between the seller, or any person connected with the seller, and Bidwells LLP, and any personal interest that we or our staff may have in the property as soon as we become aware of it.

Bidwells LLP is required by law to conduct identity verification and anti-money laundering checks. Buyers and sellers must provide identification documents before a sale can proceed, and an approved third party may carry out these checks on our behalf. Personal data will be processed in accordance with Bidwells LLP's Privacy Policy. Bidwells LLP is a member of The Property Ombudsman, an approved redress scheme for estate agents. Details of our complaints handling procedure are available on request or at bidwells.co.uk. Nothing in these particulars affects your statutory rights.

© Bidwells LLP. All rights reserved. Ordnance Survey Licence No. 100017734. Bidwells LLP is a limited liability partnership registered in England and Wales (OC344553). Registered Office: Bidwell House, Trumpington Road, Cambridge CB2 9LD.