

WHEELER'S BARN NASH, BUCKINGHAMSHIRE



An excellent opportunity to acquire a modern commercial barn in a well-connected, sought-after rural location in Nash, Buckinghamshire, offering secure, flexible workspace accommodation, with yard area, suitable for a variety of commercial uses

Summary

- Modern and well-specified commercial barn extending to approximately 173 sq m (1,862 sq ft)
- Flexible accommodation providing light industrial/ workshop space with scope for office fit-out
- Established lawful use within Class E(g) (formerly B1), suitable for a range of business uses
- Secure site with palisade fencing and areas of hardstanding for parking, loading and storage
- Rural yet accessible location with strong transport links to Milton Keynes.

Distances

Milton Keynes 6 miles; Buckingham 7 miles;
Leighton Buzzard 14 miles; Northampton 20 miles;
M1 (Junction 14) 12 miles; M40 (Junction 10) 18 miles
(all distances are approximate)

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Please read Important Notice on the page six

WHEELER'S BARN NASH, BUCKINGHAMSHIRE



Introduction

Wheeler's Barn represents an excellent opportunity to acquire a modern commercial building in a sought-after rural location. Constructed over 10 years ago, the property provides well-designed and versatile premises suitable for a range of business operations including light industrial, storage, workshop, office or business uses (subject to requirements).

The building benefits from an established lawful use now falling under Use Class E(g), making it attractive to owner-occupiers and investors seeking flexible commercial space in a strategic location.

Location

The property is situated in the attractive village of Nash in north Buckinghamshire, positioned to the west of Milton Keynes and to the east of Buckingham. The area is well regarded for its balance of rural setting and accessibility.

Nash benefits from excellent connectivity, with easy access to the A421 and the wider road network, linking directly to the M1 motorway.

Situation & Access

Wheeler's Barn is located within a rural setting on the edge of Nash, offering a pleasant working environment while remaining highly accessible.

Access to the property is off Whaddon Road via a single-track road, which is subject to a shared right of way for all purposes.

Property Description

Wheeler's Barn comprises a modern standalone commercial unit extending to approximately 173 sq m (1,862 sq ft) Gross Internal Area. The accommodation is arranged to provide approximately 136 sq m of open-plan light industrial or workshop space, together with approximately 37 sq m allocated for ancillary office accommodation (not yet constructed), offering flexibility for an incoming purchaser to configure the layout to suit operational requirements.



The building is of steel portal frame construction with insulated cladding, providing a durable and energy-efficient workspace. It benefits from a roller shutter door for vehicular access, alongside a separate pedestrian entrance, making it suitable for a range of commercial uses combining workspace, storage and ancillary office facilities.

Externally, the site is enclosed by palisade fencing, creating a secure and self-contained commercial yard with parking provision to the front. The property further benefits from generous areas of hardstanding and a concrete pad, suitable for vehicle parking, loading operations and external storage.

Services

Electricity is connected to the property and is understood to be supplied via a single-phase connection, suitable for general commercial use including lighting and small-scale machinery.

The selling agent has not tested the services, and the purchaser(s) are advised to rely on their own enquiries in respect of services, particularly if higher power capacity (three-phase supply) is required.



Planning

The property is within the jurisdiction of Buckinghamshire Council.

Planning was achieved in 2012 for the construction of an industrial building (B1) under reference number 11/02759/APP.

Method of Sale

The property is for sale by private treaty.

Registered Title

The property is registered under title numbers BM382315 and BM129212.

Value Added Tax

Should any sale of the property 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.

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.

The purchaser(s) will have a right of way via the access track off Whaddon Road, as shaded brown on the attached plan. The access track is shared with two other users with neighbouring property.

The purchaser(s) will be required to contribute to the maintenance and upkeep of the track according to use.

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

Tenure & Possession

The property is offered for sale freehold with vacant possession upon completion.



Postcode

Nearest Postcode: MK17 0ER

what3words

The entrance to the property is at [///politics.furniture.delays](#)

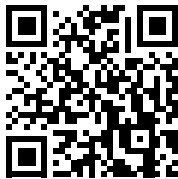
360 View

Please scan the QR Code:



Aerial Video

Please scan the QR Code:



Viewings

Viewing and access to the property is strictly by prior appointment only. Please call Bidwells Rural Agency on - T: 01865 953 080.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the Purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authority

Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, Buckinghamshire HP19 8FF

T: 01296 395000 | W: www.buckinghamshire.gov.uk

Boundaries

The vendor and the vendor's agent will do their best to specify the ownership of boundary hedges, fences and ditches.

The purchaser(s) will be deemed to have satisfied themselves as to the ownership of any boundaries.

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

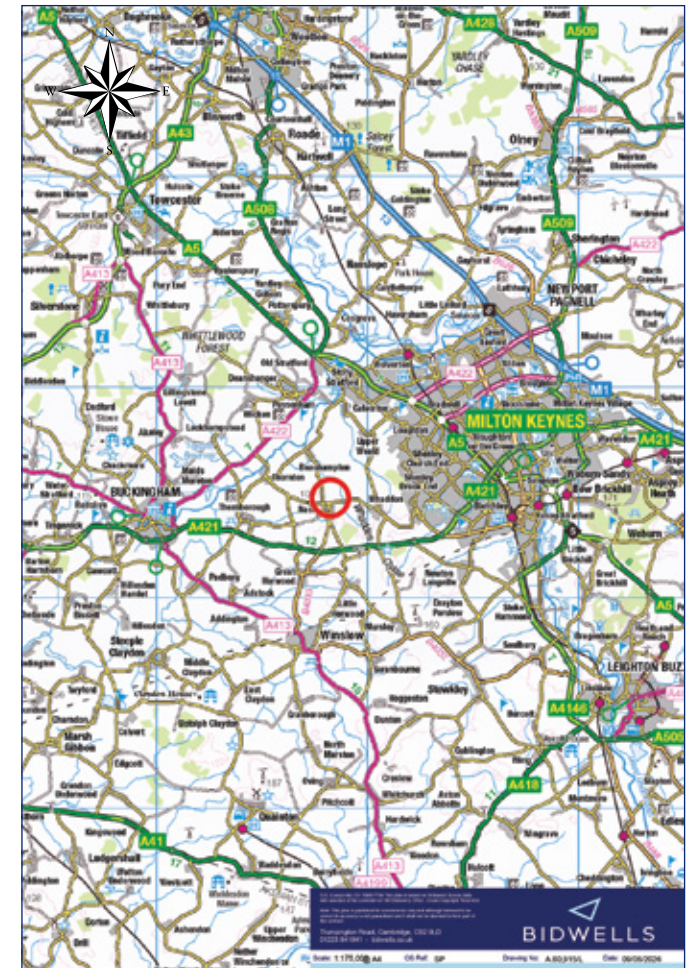
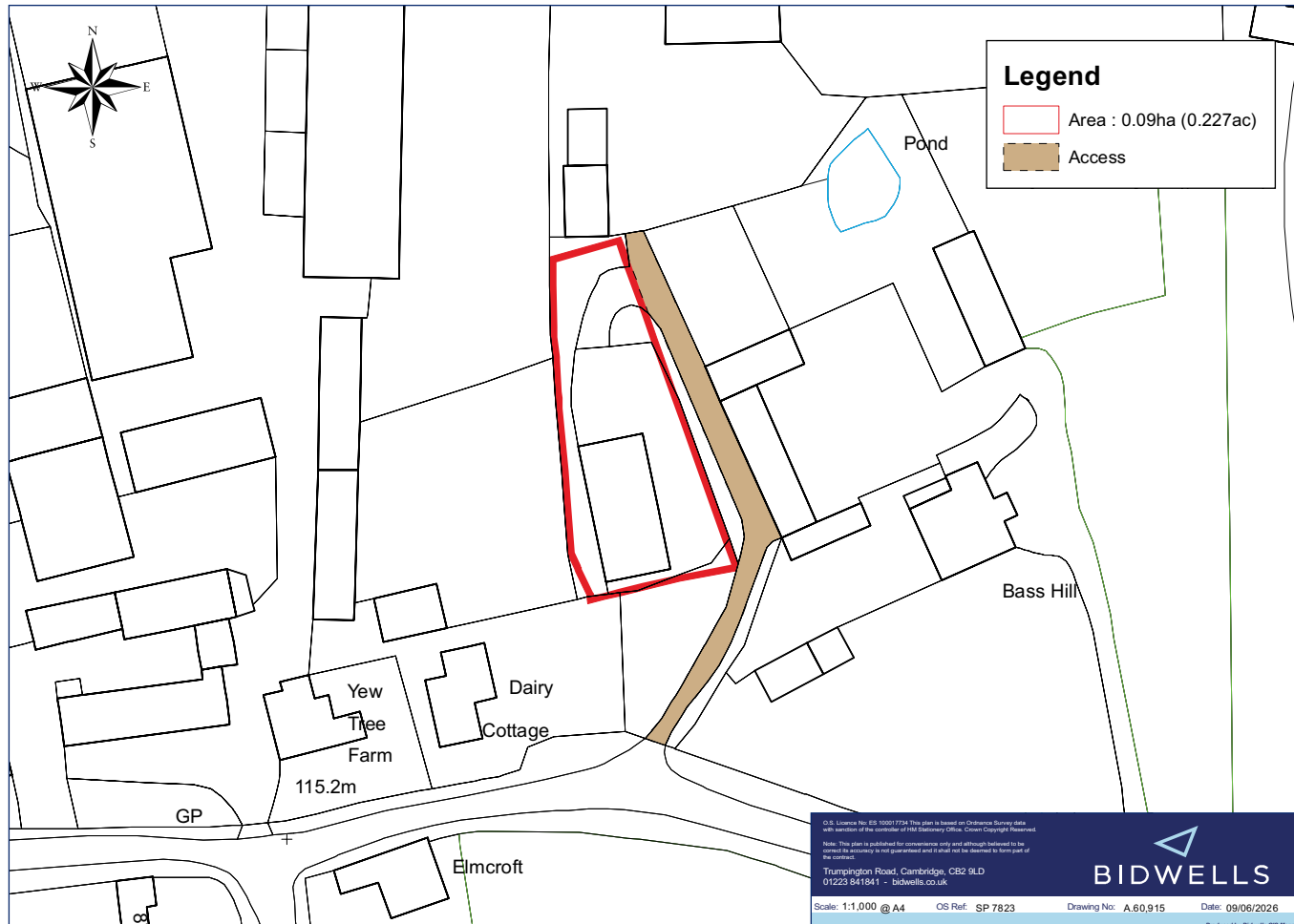
We would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

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

Sale Particulars

These particulars were prepared in June 2026.



Important notice

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