



PENBURY GROVE

PENN, BEACONSFIELD, BUCKINGHAMSHIRE

Knight Frank



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On the instructions of Joint Fixed Charge Receivers.

A former residential school in a secluded position, suitable for restoration to a private family house, institutional use or residential redevelopment, subject to the necessary consents.

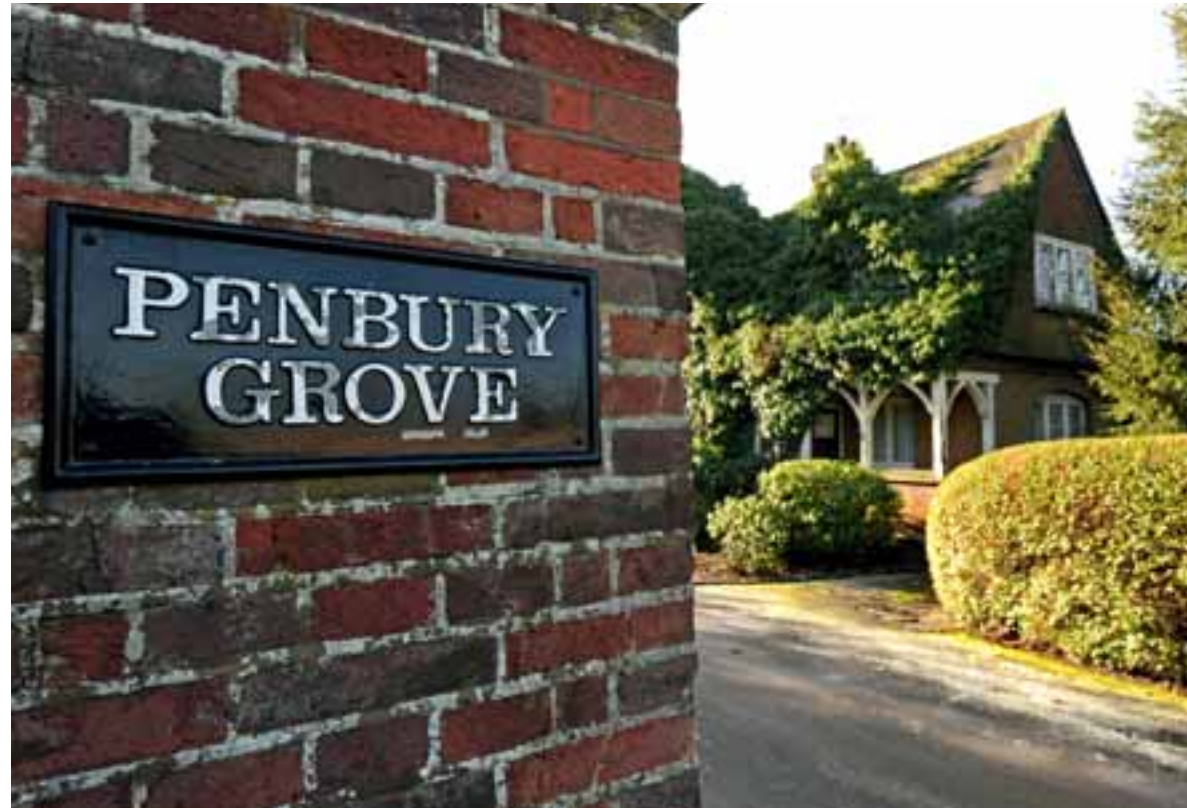
Freehold for sale with vacant possession.

Buildings: Approx 2,300 sq m (25,000 sq ft) (GIA)

Land: Approx 10 hectares (24.5 acres)

- Beaconsfield 2 miles
- Amersham 7 miles
- London 32 miles
- M40 (J2) 4 miles
- M25 (J16) 8 miles

(All distances approximate)



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LOCATION/COMMUNICATIONS

Penbury Grove is situated outside the village of Penn on the south side of Witheridge Lane. There are a number of pretty houses and cottages situated along Witheridge Lane. Local shops and services can be found in Penn, situated less than 1 mile away.

Beaconsfield train station is about 2 miles away which offers a service to London Marylebone (approximately 35 minutes) and Banbury (1 hour). Amersham underground station (Metropolitan Line) is approximately 4 miles away and provides a service to Baker Street, Kings Cross and Liverpool Street stations. Amersham town centre is located 7 miles to the north, Uxbridge is roughly to the southeast and Maidenhead and Slough are located to the south of the property. Heathrow airport is 15 miles away.

Local independent schools include High March School - 2.1 miles, Davenies School - 2.4 miles, Heatherton House School - 7.9 miles, and Beacon School which is 8.2 miles distant. All distances and times are approximate.

DESCRIPTION

Penbury Grove is situated in attractive open countryside in an Area of Outstanding Natural Beauty and enjoys a secluded rural position, being bounded by mature trees.

Penbury Grove was originally built as a private house in 1907 and was then converted to a residential school. It remained in school use until its closure in 1996. The property comprises a 3 storey Edwardian Mansion House with a large modern extension. Within the grounds there is a Gate Lodge with adjoining staff flat and additional Staff Bungalow. The property is now in need of substantial refurbishment.

GROUNDS

The property has approximately 24.5 acres of land which is laid mainly to grass with a number of mature trees bounding and interspersed throughout the site.

TITLE & TENURE

The freehold title is registered at the Land Registry under title number BM294748. Vacant possession will be provided upon completion, with the exception of part subject to a lease dated 8 July 1957, granted by London County Council to Southern Electricity Board for a term of

Accommodation

Building	Floor	Sq m	Sq ft
Main House	Basement	37.0	398
	Basement	121.7	1,310
	Ground	490.5	5,280
	First	450.1	4,845
	Second	306.9	3,303
Total		1,406.2	15,136
Extension (GEA)			
	Ground	247.2	2,661
	First	124.1	1,336
Total		371.3	3,997
Total Area			
House & Extension		1,777.5	19,133
Ancillary Buildings			
Bungalow		107.0	1,152
Lodge/Garage/Flat	Ground	45.9	494
	First	44.6	480
	Total	90.5	974
Garage/Flat			
		156.0	1,679
Total		246.5	2,653
Summerhouse		10.8	116
Changing Rooms	Cellar	10.3	111
	Ground	67.8	730
Total		78.1	841
Brick Garages		37.0	398
Concrete Garages		59.6	642
Barn/Store		27.6	297
Total Area			
Ancillary Buildings		566.6	6,099
Grand Total			
All Buildings		2,344.1	25,232

60 years from 25 December 1955 at a rent of £1 per annum, which is in respect of the transformer station which is located behind the Gate Lodge.

In addition, the freehold title is subject to various restrictive covenants as contained in the conveyances of 1912, 1913 and 1933, which restrict to use of the property. Prospective purchasers are advised to make their own investigations into the freehold title. Further information on the title can be obtained by visiting www.inst.knightfrank.com/view/chilterns where the title

documents are available for inspection or from the Vendor's solicitors:
DLA Piper UK LLP, 3 Noble Street, London EC2V 7EE.
Contact: Michelle Dean, tel. 020 7796 6452,
fax: 020 7796 6361, email: michelle.dean@dlapiper.com

GENERAL REMARKS AND STIPULATIONS

FIXTURES AND FITTINGS

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are provided to the property, although it will be the responsibility of the purchaser to ensure they are adequate for any future use of the site.

PLANNING

The premises, although currently vacant, was most recently used as a residential school and therefore has a C2 (residential institution) use. The property is not statutorily listed nor is it sited in a Conservation Area. Furthermore, the trees are not subject to any tree protection orders (TPOs). The site is located within the Metropolitan Green



Belt and the Chilterns Area of Outstanding Natural Beauty (AONB).

The premises currently has a C2 (residential institutional) use as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006. The premises could potentially be used for other C2 uses such as a nursing home or training centre without requiring a change of use.

In addition, the property has potential for the following alternative uses, subject to the necessary consents:

- Conversion back to a private residential dwelling, on the basis that the built footprint of the building does not substantially increase;
- Construction of a replacement dwelling again on the basis that there is not a substantial increase in the building's footprint or increase in height;
- It may also be possible to reprovide more than one dwelling at the site by using the existing building's footprint provided there is no increase in height and subject to a landscape assessment being undertaken that demonstrates no adverse impact on the openness of the Green Belt; and
- Potential hotel/guesthouse use (C1 Use Class). The Council will generally accept proposals for new hotel facilities that reuse existing buildings in the Green Belt if they satisfy the requirements of other Green Belt policies.

A planning statement can be found on the dedicated website, details for which can be found under 'Further information' below.

It is the responsibility of prospective purchasers to conduct their own planning enquiries in respect of the development of the site. The vendor or its agents are providing no representations or warranties in relation to possible development potential or uses of the site.

STATUTORY AUTHORITY

Chiltern District Council, King George V Road, Amersham, Buckinghamshire HP6 5AW. Telephone: 01494 732950
Email: planning@chiltern.gov.uk.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agents and the purchaser shall be deemed to be satisfied as to the description of the property. Any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.



Gate Lodge

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it, becomes chargeable for the purpose of VAT, such tax will be payable by the purchaser.

METHOD OF SALE

The property is for sale by Private Treaty. However, we reserve the right to proceed to informal tender.

FURTHER INFORMATION

Further information on the property is available including:

- Scale floorplans
- Title information
- Planning information
- Bid procedure and method of sale

This information is available from the website www.inst.knightfrank.com/view/chilterns and the password is 'school'.

Should you wish to discuss the property in further detail please contact:

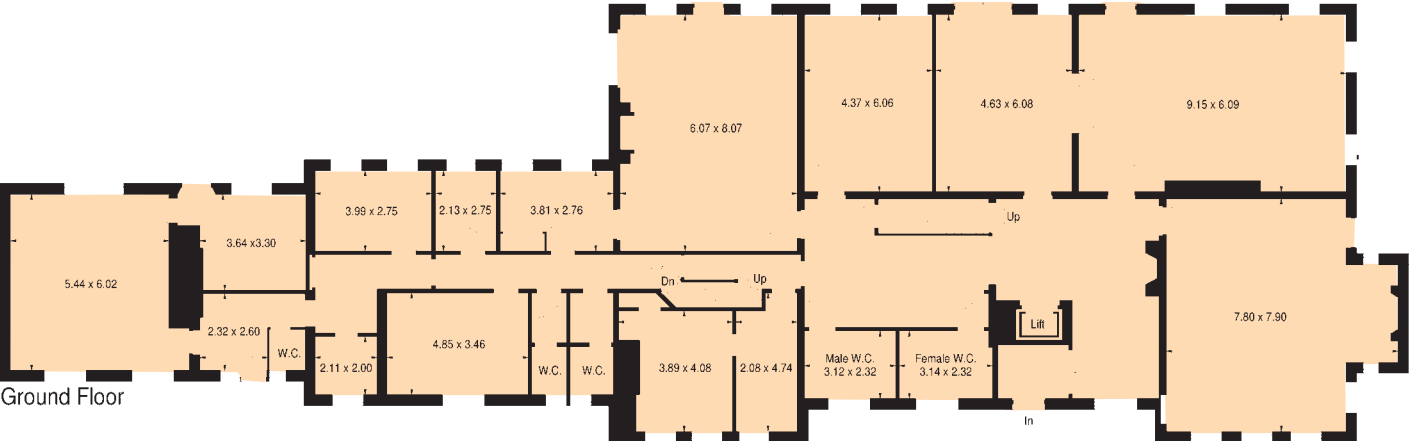
Emma Cleugh, Partner
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INSPECTION

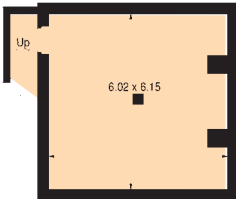
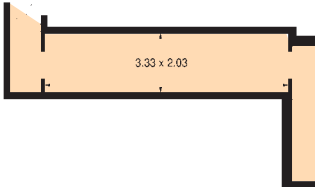
Should you wish to arrange a viewing of the property, which is strictly by prior appointment only, please contact Joanna Sroka on 020 7173 4961 / joanna.sroka@knightfrank.com.

Total GIA: 25,232 sq ft

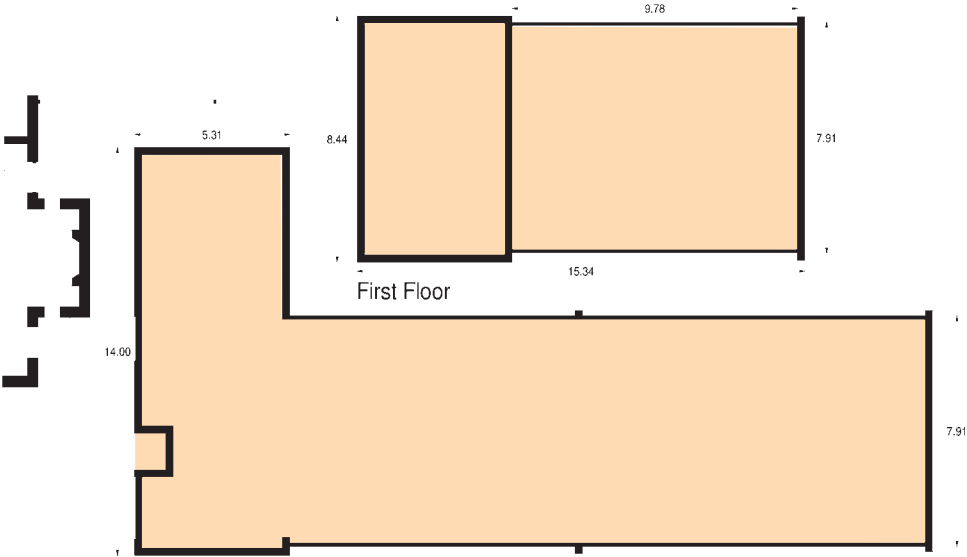
These plans are for guidance only and must not be



Ground Floor



Basement

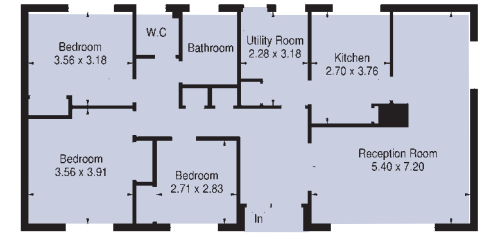


First Floor

Ground Floor

27.34

relied upon as a statement of fact. Not to Scale.

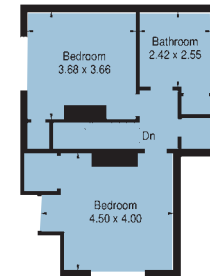


Bungalow



Ground Floor

Lodge/
Coach House



First Floor





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