

MANOR FARM BARNs

HUGHENDEN MANOR ESTATE, HIGH WYCOMBE, HP13 5UX

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National
Trust

A courtyard of traditional barns which have been sympathetically refurbished to provide inspiring, Grade A office accommodation in a picturesque setting within the Hughenden Manor Estate. The development has sustainable credentials and aims to support occupier wellbeing at work.

Executive Summary

- Three self-contained offices from 1,307 sq ft
- Opportunity to install mezzanines to increase floor area
- Unique and stylish refurbishment
- Air Source Heat Pump
- Heat Recovery Systems
- Electric Vehicle Charging Points
- Good access to train station
- Access to walks across National Trust land
- Cycle storage
- Orchard and wild flower meadow
- DDA compliant access, WCs and shower
- Outside Seating Areas
- New full fibre broadband connection

WATCH THE AERIAL TOUR 

Location

Manor Farm Barns are situated on Coates Lane, on the Northern edge of High Wycombe, between High Wycombe and Downley.

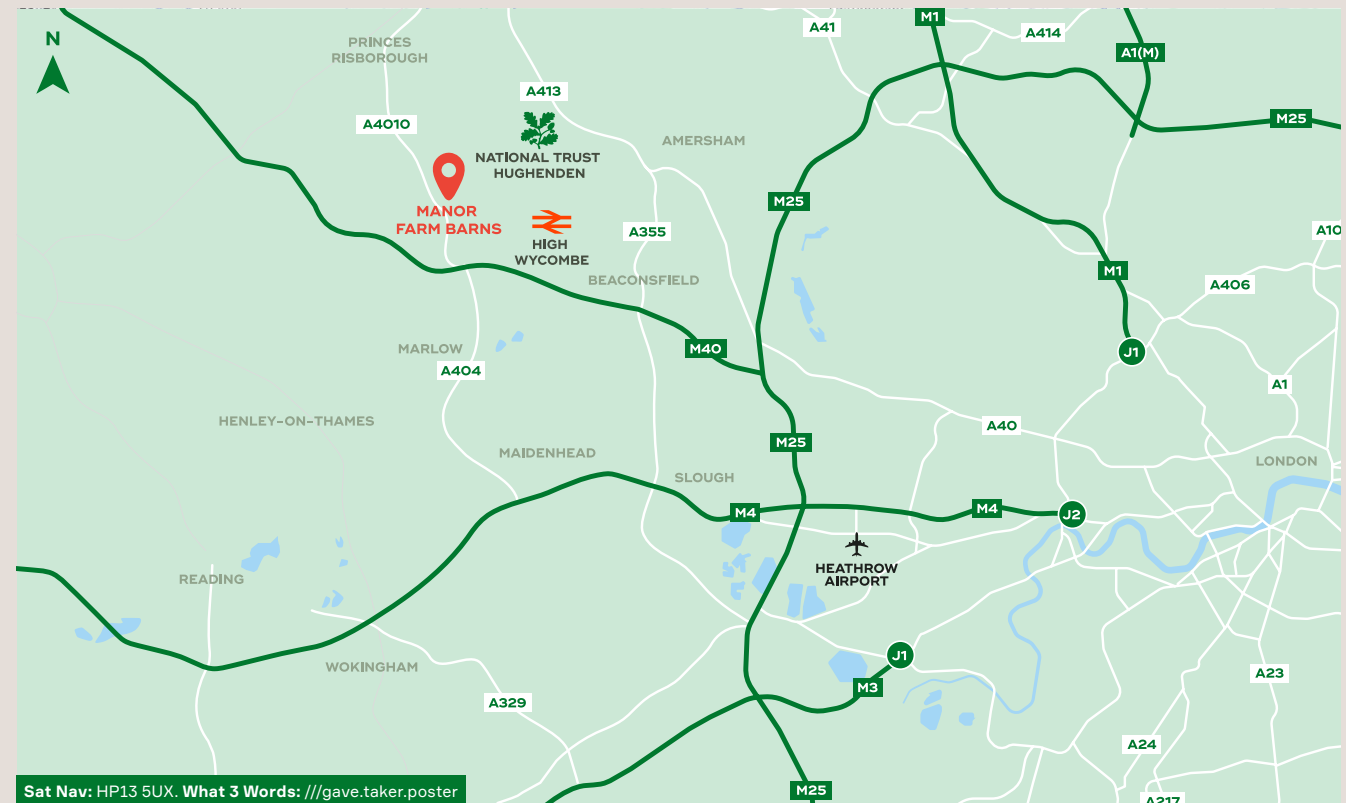
The site is approximately 1.6 miles from High Wycombe train station and approximately 3.1 miles from J4 M40 as well as being accessible from the A4010 and villages surrounding the north of High Wycombe.

The property is situated on the edge of the well known Hughenden Manor Estate.

Directions

When approaching from the centre of High Wycombe, proceed down Hughenden Boulevard which turns into Coates Lane. Proceed past the residential area and you will reach open countryside. You will pass the Barns on your right and the entrance is situated on your right after a further 100m.

When approaching from Downley village, proceed down Coates lane passing The Woodland Pre-School on your left. The entrance is approximately 300m on your left. The barns share an entrance with Manor Farm Cottages.



Description

The property comprises a courtyard of four Grade II Listed traditional farm buildings which have been comprehensively refurbished to provide high quality office accommodation. Each barn is self-contained and has its own unique features and design. The barns are surrounded by rolling countryside, with far reaching views and over to Hughenden Manor.

The barns are approached by a sweeping drive way, past Manor Farm Cottages at the entrance and through the orchard to the car park which affords **26 car parking spaces, 1 motorcycle space and 2 electric vehicle charging points.**

There is an additional **DDA compliant WC and a shower** available for use by all tenants plus a covered cycle store, bin store and plant room.

All workspaces benefit from **air source heating, LED lighting and natural light through floor to ceiling glazing.** **High speed broadband** has also been installed.

Externally, the courtyard has been re-surfaced to provide suitable **disabled ramp access** and an attractive place for tenants to collaborate or relax. There is **also an orchard** where tenants can take their breaks and relax in nature.



Orchard Barn

comprises a traditional timber frame barn on a masonry plinth with timber cladding and exposed timber trusses. It also includes the former stables which comprises a brick and flint structure under a clay tile roof. The main open plan office space sits within the timber barn with large window into the courtyard and the former stables house an attractive meeting room plus WCs and shower. There is also a tea point and the timber barn has enough height to install a mezzanine should the occupier require additional space.

The Cow Shed

is to be occupied by the National Trust as a local office.

The Old Dairy

comprises a long single story brick and flint barn with exposed steel roof trusses and two sets of feature windows/doors opening out into the courtyard. Tea points have been installed in preparation for the tenant and there is the potential of a meeting room at the northern end of the barn. In a communal area with The Cowshed, accessed via a keypad lock, are located two WCs. The Old Dairy has its own dedicated server room.

The Threshing Barn

comprises a traditional timber clad barn with timber roof trusses. It contains a large open plan office with two WCs and a tea point and has the possibility of allowing a tenant to install a mezzanine. Adjoining The Threshing Barn, and accessed via a keypad lock, are communal WCs and a shower room.

Sustainability Credentials

The barns have been refurbished to make their use and performance as sustainable as possible. This includes **underfloor heating from a renewable heating source (air source heat pump), heat recovery systems and electric vehicle charging points.**

Externally there is a wild flower mix in the meadow to encourage biodiversity, a historic orchard is to be replanted as part of a wider landscape restoration.

Local Amenities

The property is situated approximately 0.7 miles from Baguettes & More sandwich shop in High Wycombe and approximately 1 mile from Your Co-op Food and Tesco Express in Downley. Access to surrounding National Trust land is available to the occupiers.

Accommodation

| | Sq ft | Sq m | |
|---------------------------|---------------|---------------|-------------------------------------------------------------|
| Orchard Barn | 1724.4 | 160.2 | Possibility to increase floor are by installing a mezzanine |
| The Old Dairy | 1307.6 | 121.48 | - |
| The Threshing Barn | 1762.1 | 163.7 | Possibility to increase floor are by installing a mezzanine |
| Total | 4794.1 | 445.38 | |

Measurements have been taken on a Net Internal Area Basis. The Barns are available to let individually or can be combined.



Floor plans





The Old Dairy



Orchard Barn

Local Authority

The property falls within the local authority of Buckinghamshire Council.

Lease Terms

A new lease for a term of years to be agreed.

Rent on Application.

Business rates

To be assessed.

VAT

We are informed that VAT is payable on the rent.

EPC

Orchard Barn – A15

The Old Dairy – A17

Threshing Barn – A17



Viewing Arrangements

Viewings are strictly by appointment with the sole agents. Please contact us to arrange a viewing.

Contact

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