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01582 788878

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LAND FOR SALE IN BUCKLAND

LAND ON MODEL ROW, BUCKLAND, BUCKINGHAMSHIRE, HP22 5JA

GRAZING LAND FOR SALE CLOSE TO ASTON CLINTON, AYLESBURY, TRING AND THE A41



Just 3 lots available at this idyllic site totalling just over 8 acres. The land lies next to large detached properties in Monks Court and benefits from extensive road frontage onto two sides and good gated access.

This flat grazing land is suitable for a variety of amenity, recreational or other uses (STPP). The land could also offer potential for those looking for equestrian use with the start of a 2 mile bridleway lying close to the land.

The site can be accessed from two directions; through Buckland via Model Row to the south or from Puttenham via Astrope Lane to the west.

The land is situated on the northern edge of the affluent village of Buckland, north of Aston Clinton and just 3 miles west of Aylesbury. The area enjoys good transport links with the nearby A41 providing a fast, direct link to the M25 and Aylesbury and Tring train stations.

The site is available freehold as a whole or in lots. See the last page for a full list of available lots, sizes and prices.



POSTCODE OF NEAREST PROPERTY: **HP22 5JA**
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TRAVEL & TRANSPORT

- ◆ 1.2 miles to the A41
- ◆ 3.7 miles to Aylesbury Train Station *
- ◆ 4.7 miles to Tring Train Station **
- ◆ 12.2 miles to the M1 (junction 11)
- ◆ 14.7 miles to the M25 (junction 20)

* Journey Times: 21 mins to Amersham; 43 mins to Harrow-on-the-Hill; 1 hr 2 mins to London Marylebone

** Journey Times: 16 mins to Watford; 22 mins to Milton Keynes; 35 mins to London Euston

LOCATION

- ◆ 1.4 miles to Aston Clinton
- ◆ 3.4 miles to Aylesbury
- ◆ 3.4 miles to Tring
- ◆ 8.1 miles to Berkhamsted
- ◆ 18.2 miles to Watford
- ◆ 19.2 miles to Bicester

The land is pleasantly situated on the edge of the affluent village of Buckland in Aylesbury, north of the Grand Union Canal.

Just north of Aston Clinton, the area has a lovely rural charm, whilst still benefiting from urban convenience and easy commuting. Due to a rising population there has been an increase in new housing developments in Aston Clinton.

The popular county town of Aylesbury and the charming market town of Tring are both close by.

Aylesbury offers visitors both the history and heritage of its old quarter as well as the major retail and recreational amenities of a modern town. It is also home to the new £42 million Aylesbury Waterside Theatre, where the surrounding area has been redeveloped as part of a multi-million pound Waterside project.

In contrast, Tring to the east is a small market town with a wealth of independently run shops, cafes, bars and restaurants that give the area a unique character and charm.

Further afield, along the A41, lie the popular shopping destinations of Watford & Bicester.

The site benefits from being in close proximity to major travel links. The nearby A41 provides a fast, direct link to the M25 and Aylesbury and Tring train stations, which offer frequent and direct trains to London in as little as 35 minutes.

LOCAL DEVELOPMENT

Due to a rising population there has been an increase in new housing developments in Aston Clinton within the Aylesbury Vale district.

Planning approvals and pending applications have increased greatly since 2014, with a 60% increase in dwellings since that time. Most of these new homes are on large scale greenfield sites (*Source: The Bucks Herald, July 2017*).

Indeed there have been 9 large scale applications (10+ dwellings) approved on greenfield sites in the last 5 years providing a total of 533 new homes. Notably these include:

15/00300/AOP – 95 dwellings on land off Chapel Drive and rear of Green End Street.

14/02463/AOP – 91 dwellings on land north of Brook Farm, Brook Street.

16/00780/AOP – 50 dwellings on land to the rear of 93 Aylesbury Road.

15/00968/ADP – 47 dwellings on land off Chapel Drive.

14/00426/AOP – 29 dwellings on land off Brook Street and Aylesbury Road.

All of which are within just over a mile of the site.

LOCAL AUTHORITY

Aylesbury Vale District Council (Lots B1 & C)
www.aylesburyvaledc.gov.uk

Dacorum Borough Council (Lot A1)
www.dacorum.gov.uk

PLANNING

The land is designated as greenfield. Any development would be subject to the appropriate planning permission.

OVERAGE

Uniquely there are **no overage payments on this land** – rare in today's land market.

HOUSE PRICES

The land is situated within an affluent area where **house prices in Buckland are 40% above the county average, 48% above the regional average and 93% above the national average** (*Zoopla*).

These premium house prices reflect the desirability of the area as a place to live and own property – including land.

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in lots. The freehold is available with vacant possession on completion.



Aerial Site Plan



Lot A1 is fenced on two sides



Mature hedgerow to the north-western boundary of Lot A1

LEISURE & EQUESTRIAN

For the equestrian user the land is situated on a no through road where a bridleway can be found at the end, just ¼ mile away. This 2 mile bridlepath leads all the way to the Hamlet of Broughton in East Aylesbury.

To the south lies the Aylesbury Arm of the Grand Union Canal where walkers can enjoy the scenic Grand Union Canal towpath, which joins the Aylesbury Ring circular walk.

There are a wealth of tourist attractions close to the site including the Natural History Museum at Tring and Whipsnade Zoo – the UK's largest zoo.

Wendover Woods to the south offers a great day out. With miles of footpaths & bridleways, a new café, a children's adventure playground and play trails, there is something for everyone.

Waddesdon Manor is a short drive west of the land. With stunning views Waddesdon Manor is an award winning country house and one of the National Trust's most visited properties. It's not hard to see why with it's beautiful gardens, dramatic architecture, exhibitions and a variety of restaurants and shops.

LAND VALUES

Despite the Brexit-related uncertainties, the farmland market has proven more resilient than many might have predicted as **land prices in the region increased by up to 4% last year.**

Robust demand and limited supply help to explain why the land market remains relatively steady. Supply of farmland saw a year-on-year decline of 48% (*Carter Jonas*).

Investors have played an increasing role in the farmland market with over 1-in-5 new buyers citing investment as the key reason for buying last year (*Savills*). Land continues to be an appealing and tangible asset that remains in considerable demand for capital investment.

ACCESS

All lots enjoy extensive road frontage with gated access points in Lots A1 & B1. Full vehicular right of way is provided to Lot C via an easement (*shown blue on the site plan*).

VIEWING

To arrange a site visit, please call 01582 788878 or email enquiries@vantageland.co.uk.



Secure gated access into Lot A1



Lush flat grazing land

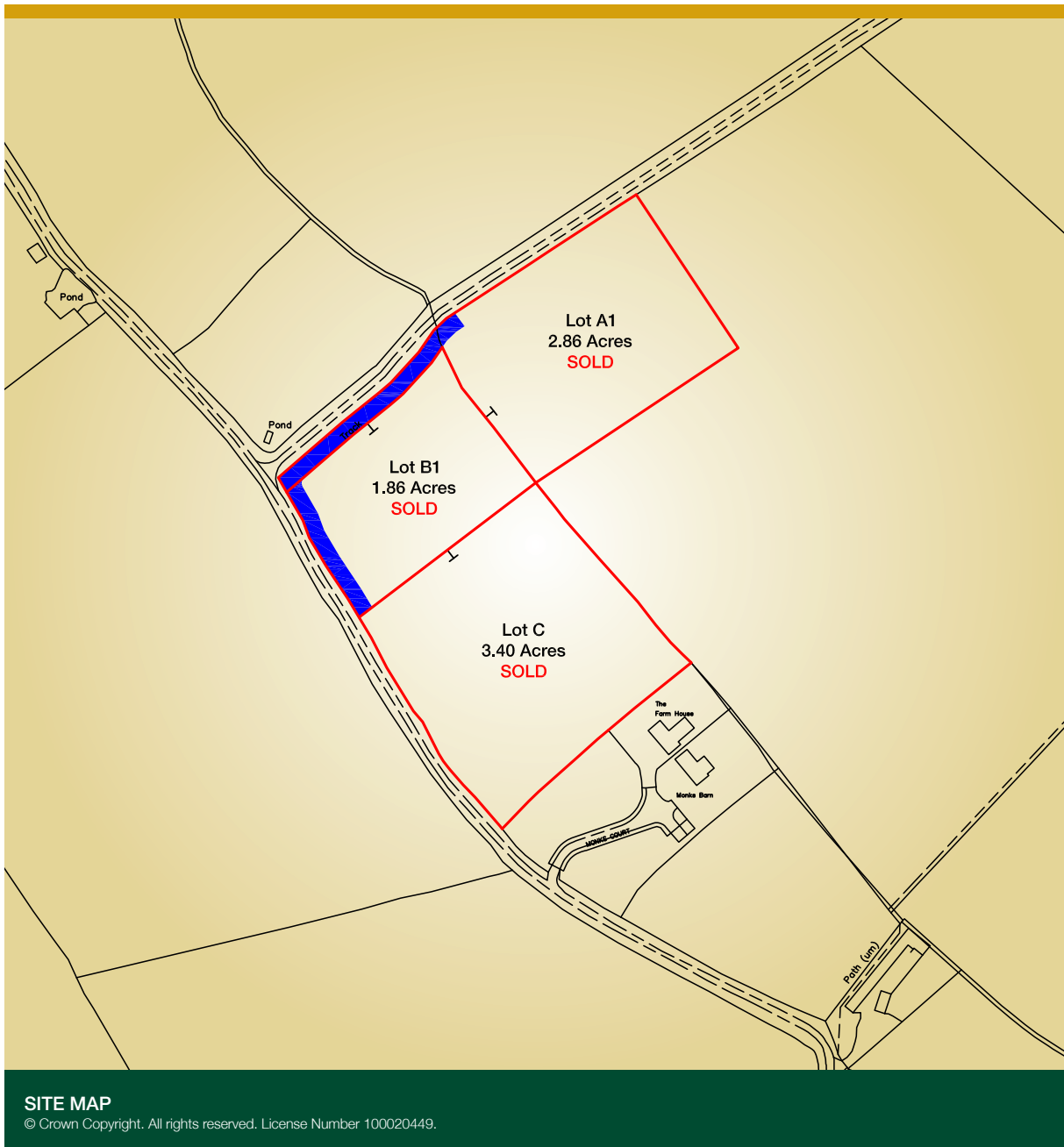


Ideal for paddock use with a 2 mile bridleway lying close to the land

GUIDE PRICES

The land is available freehold as a whole or in lots. The site plan is indicative and we may be able to amend the plan to offer you the acreage you require. Please call 01582 788878 if you have an alternative budget or size requirement.

Lot A1	2.86 acres	SOLD
Lot B1	1.86 acres	SOLD
Lot C	3.40 acres	SOLD



THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.