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01582 788878

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LAND FOR SALE AT DRAYTONMEAD FARM

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

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



Please note, the grazing land has just been topped.

LAND WITH HARDSTANDING FROM THE REMAINS OF OLD FARM BUILDINGS

Just 3 lots available at this idyllic site totalling just over 7 acres. The land benefits from extensive road frontage and two gated access points. The site has previously been granted planning permission for a 540m² concrete livestock building on the remains of previous buildings that lie within Lots 1 & 2, part of which is reportedly that of an old farm house.

This flat pasture 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 opposite the land.

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 benefitting 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
www.aylesburyvaledc.gov.uk

PLANNING

The land has previously been granted planning permission (Planning Ref. 99/01646/APP) for a concrete livestock building measuring 30m x 18m (540m²) on the remains of previous buildings that lie within Lots 1 & 2, part of which is reportedly that of an old farm house.

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, 50% above the regional average and 96% above the national average** (*Zoopla*).

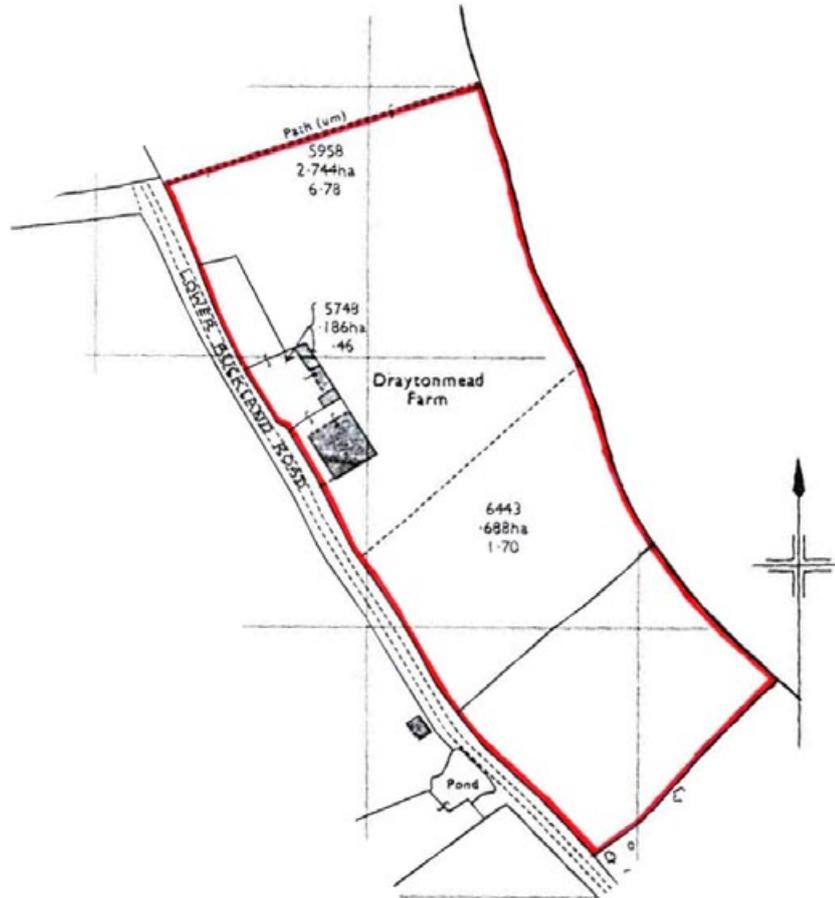
These premium house prices reflect the desirability of the area as a place to live and own property – including land.

METHOD OF SALE

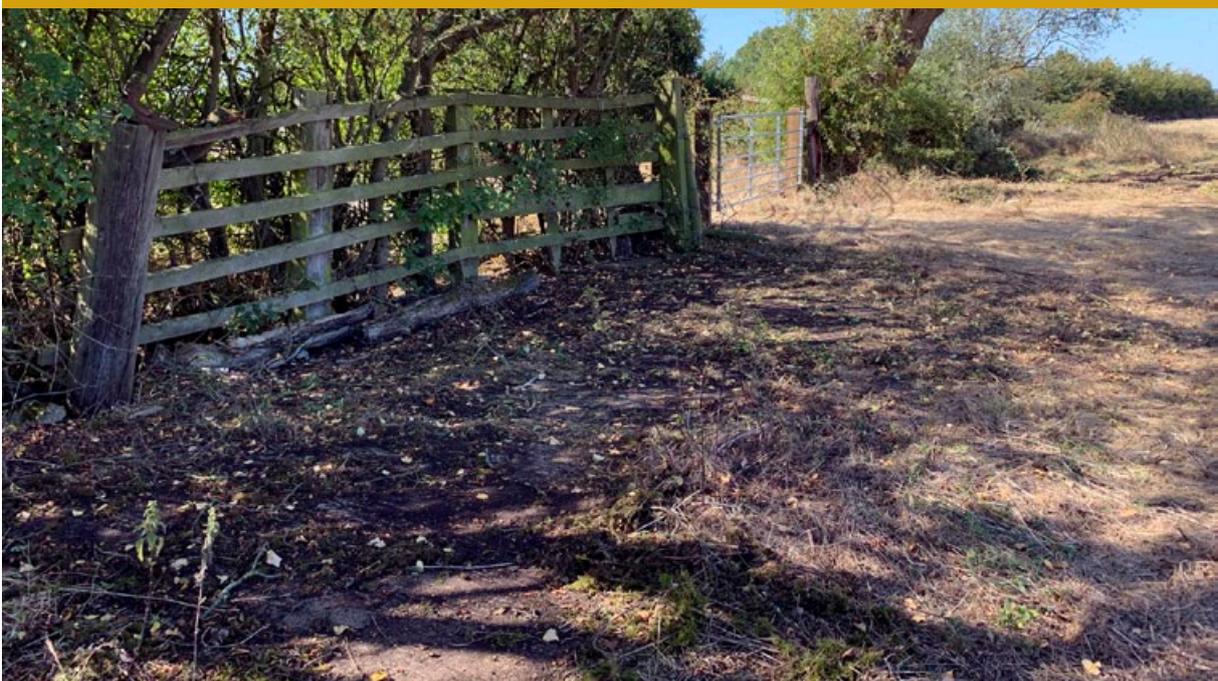
The land is offered for sale by private treaty as a whole or in lots. The freehold is available with vacant possession on completion.



The site is bordered by mature trees, hedgerow and fencing to the north



Title Plan shows the location of the previous buildings at Draytonmead Farm



Hardstanding in Lot 2 that is reportedly the remains of an old farm house

LEISURE & EQUESTRIAN

For the equestrian user the land is situated on a no through road where a bridleway can be found at the end, opposite Lot 1. 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 increased 2% last year.

Investors have played an increasing role in the farmland market as they tend to be attracted to tangible assets as they see them as a safe haven for their capital. Land remains in considerable demand for capital investment for many non-farming reasons, including development potential, privacy, tax reasons, or amenity.

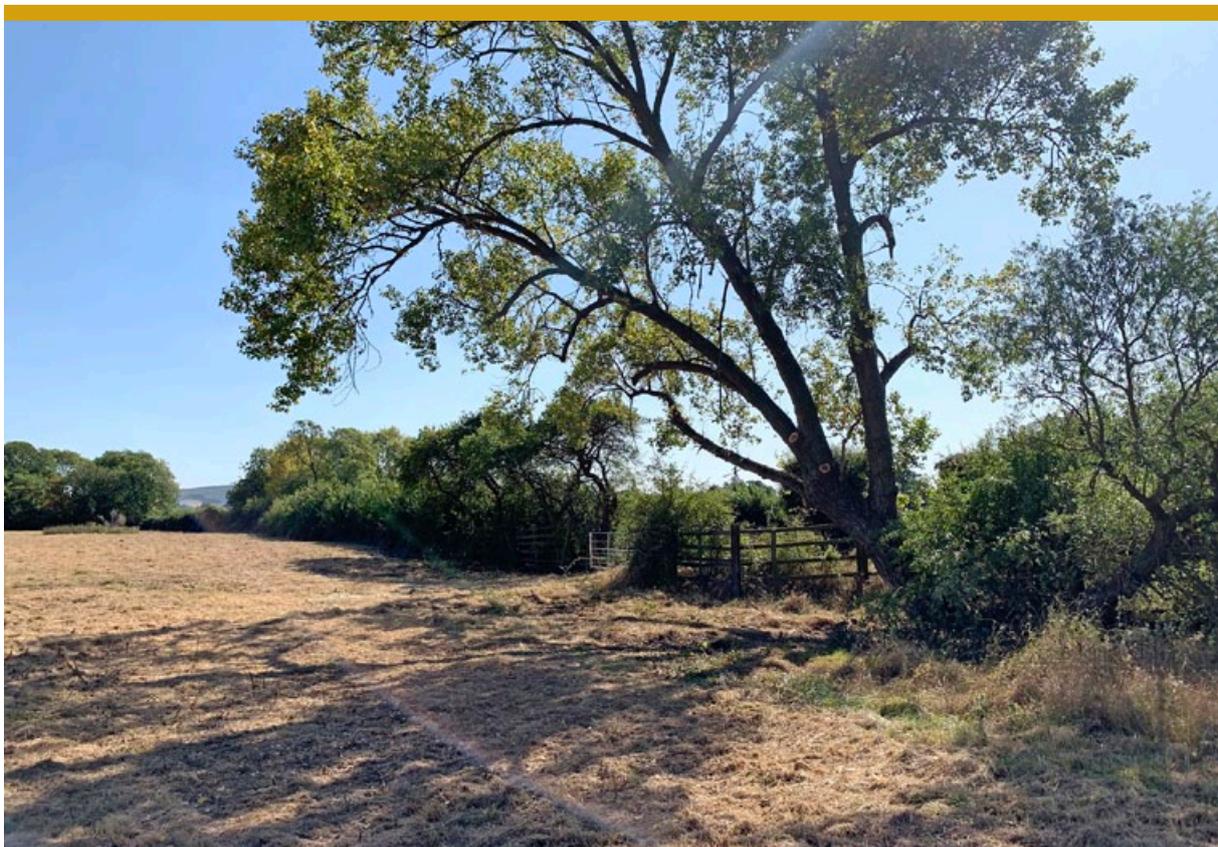
In the immediate future it is anticipated that **land prices will continue to rise**, supported by a lack of supply (*Strutt & Parker*).

ACCESS

The site enjoys extensive road frontage onto Model Row with Lots 2 & 3 each benefitting from gated access. Full vehicular right of way is provided to Lot 1 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.



The land benefits from excellent access and road frontage



Gated access to Lots 1 & 2

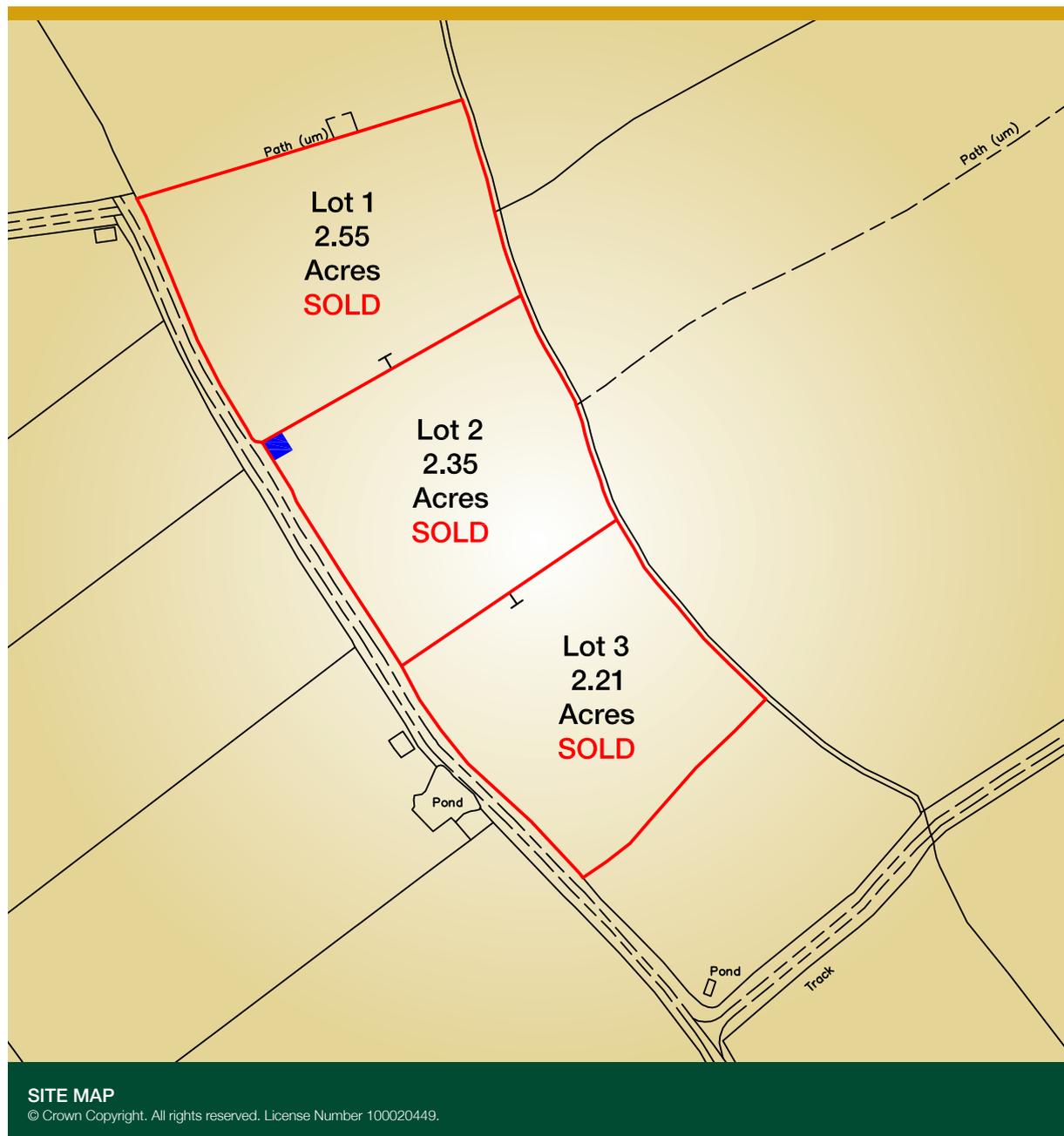


Private gated access into Lot 3

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 1	2.55 acres	SOLD
Lot 2	2.35 acres	SOLD
Lot 3	2.21 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.