



01727 817479

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LAND FOR SALE IN KINGSWOOD, AYLESBURY

ON THE A41, BICESTER ROAD, KINGSWOOD, BUCKINGHAMSHIRE, HP18 0RB

ATTRACTIVE GRAZING LAND FOR SALE WITH PADDOCK POTENTIAL, WELL SITUATED
NEAR GRENDON UNDERWOOD, BICESTER, AYLESBURY AND THE M40 MOTORWAY



4.50 acres of mature pasture land for sale, available as a whole or separated into 2 good sized lots. Located in the beautiful Buckinghamshire countryside the land is ideal for grazing horses or livestock with the potential to create spacious paddocks.

The land is classified as Grade 3, a medium to heavy clay soil resulting in lush grassland throughout the fields.

Kingswood is an affluent hamlet split by the A41 where our land lies. This road links Bicester with Aylesbury, the county town of Buckinghamshire. These two well-developed towns provide a modern shopping centre, regular markets and a wide choice of restaurants, bars and leisure facilities.

The site benefits from superb and secure gated access that has been set back with an area of high quality hard standing.

The site is available freehold as a whole or in lots.

Lot A: 2.00 acres SOLD

Lot B: 2.50 acres SOLD

TRAVEL

- ◆ 6.5 miles to Bicester Town Train Station *
- ◆ 6.8 miles to Bicester North Train Station **
- ◆ 7.6 miles to Junction 9 of the M40
- ◆ 8.8 miles to Aylesbury Train Station

* Journey Times: 26 mins to Oxford

** Journey Times: 55 mins to London Marylebone; 1 hr 22 mins to Birmingham

LOCATION

- ◆ 0.2 miles to Kingswood
- ◆ 0.9 miles to Woodham
- ◆ 1.3 miles to Grendon Underwood
- ◆ 1.9 miles to Ludgershall
- ◆ 3.8 miles to Waddesdon
- ◆ 6.8 miles to Bicester
- ◆ 8.7 miles to Aylesbury
- ◆ 9.2 miles to Buckingham
- ◆ 13.4 miles to Oxford

The site is situated on the north side of the A41 at Sharp's Hill, near Kingswood. The A41 connects Birkenhead to London providing access to the North and South; towards the M25 for London and the M40 for Birmingham.

The nearest train stations are located in Bicester which provide regular services to London Marylebone, Birmingham and Oxford.

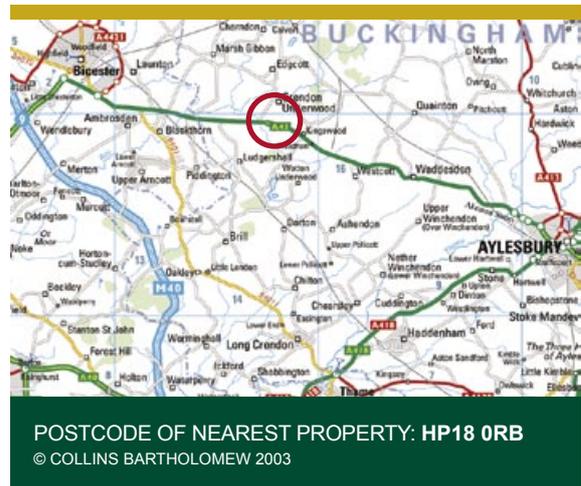
Buckinghamshire is a very popular home county for London commuters leading to greater local affluence and providing potential for investment opportunities.

Aylesbury itself is a thriving and historic market town and is part of the London commuter belt.

The town's population is growing due to new housing developments, including many London overspill housing estates, built to ease pressure on the capital.

PLANNING

The land is designated within the Greenbelt and any development would be subject to planning permission.



METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

LOCAL AUTHORITY

Aylesbury Vale District Council
Exchange Street
Aylesbury
Buckinghamshire
HP20 1UB

Buckinghamshire County Council
County Hall
Aylesbury
Buckinghamshire
HP20 1UA

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.



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.

ACCESS

The site benefits from 230m of road frontage onto the A41, Bicester Road where there is a new and improved hard standing entrance area set back from the main road making vehicular access into the land safer and easier for all.

The new entrance is secured by post & rail fencing, two metal gates, measures 8 x 10m in size and benefits from excellent drainage.

Specification

- ◆ Type 1 clean stone, 100mm deep on top of;
- ◆ 75mm clean stone, 200mm deep on top of;
- ◆ Teram Geotextile Build A

EQUESTRIAN

The local area around Aylesbury has a number of equestrian centres ideal for the horse enthusiast. There is a bridleway totalling 11 miles in the area.

Land in the Aylesbury Vale area is generally flat and consists of clay soil resulting in vast underground reserves of water producing excellent pasture land for grazing and natural drinking supplies.

The nearest livery yard is situated just down the road in Kingswood, within half a mile of the site, and the nearest riding school is located within 5 miles of the site.

LAND VALUES

According to the latest RICS rural land market survey, land prices in the South East increased by 25% in the past year, with many surveyors predicting further price rises.

