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VANTAGE
LAND

01582 788878
www.vantageland.co.uk

Land for sale in Marlow, Bucks

Land on Seymour Court Road, Marlow, SL7 3DB

Grazing land for sale close to High Wycombe, Maidenhead, Henley-on-Thames, the A404 and M40 & M4 motorways

An extremely rare opportunity for you to own a good sized parcel of land in one of the UK's most prestigious locations. This gently sloping parcel of grazing land measures 2 acres, enjoys good road frontage and is enclosed in the main by a mixture of mature hedgerow and trees.

The land is superbly located on the northern edge of Marlow, an affluent town on the River Thames with an abundance of shops, cafés, bars and restaurants. Lying west of the A404, the area benefits from fantastic transport links making the site easily accessible from London, Oxford and the Midlands via the M40 and from London Heathrow and the South West via the M4.

House prices in Marlow are 136% above the national average reflecting the desirability of the area as a place to live and own property – including land. It's not surprising then to learn that there is a need for housing within the district and to that end the Local Plan has removed 6 sites from the Green Belt that wholly lie within the AONB and allocated them for development.

Size: 2.00 acres SOLD

POSTCODE OF NEAREST PROPERTY: SL7 3DB

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Transport Links

- 1.3 miles to the A404
- 1.4 miles to Marlow Train Station
- 2.0 miles to M40 (junction 4)
- 5.4 miles to Maidenhead Train Station *
- 6.6 miles to M4 (junctions 8/9)
- 16.4 miles to London Heathrow Airport

* Journey Times: 6 mins to Slough; 14 mins to Reading; 26 mins to London Paddington

Location

- On the northern edge of Marlow
- 3.4 miles to High Wycombe
- 5.2 miles to Maidenhead
- 6.1 miles to Henley-on-Thames
- 10.1 miles to Slough
- 10.5 miles to Windsor
- 12.2 miles to Reading
- 13.5 miles to Uxbridge
- 28.9 miles to Central London

Marlow is one of the most attractive and stylish locations on the River Thames. This historic and vibrant market town has an abundance of boutique shops, cafés, bars and restaurants all adding to the town's unique charm. There are several highly rated schools in Marlow and local businesses flourish, with its easy connections to the Thames Valley and London.

Situated on a beautiful stretch of the River Thames, between the world-renowned towns of Windsor to the east and Henley-on-Thames to the west, Marlow is surrounded by the beautiful countryside of the Chiltern Hills.

It is also superbly located between the towns of Maidenhead to the south and High Wycombe to the north. The latter has undergone major redevelopment and is home to one of the largest high-end shopping and leisure centres in the UK.

Marlow sits west of the A404 an important link between the M4 and M40 motorways, making the land easily accessible from London. Furthermore, Marlow station offers regular train services to London Paddington via Maidenhead. This rail link will be further enhanced when the new Crossrail opens in Maidenhead in 2022.

Local Development

The local council's Wycombe District Local Plan was adopted in August 2019. The plan identifies the main areas where new homes will be created.

The Local Plan has removed 5 sites from the Green Belt that wholly lie within the Chiltern Hills Area of Outstanding Natural Beauty (AONB) and allocated them for residential development. Another has been allocated for commercial use.

The closest of these Green Belt & AONB sites is less than half a mile from the land for sale on Seymour Court Road. This 0.74 acre site has been allocated for residential development for an indicative 9 dwellings.

Another site just under a mile from the land for sale on High Heavens Wood measures 2.82 acres and has been allocated for residential development for an indicative 20 dwellings.

Of particular note is the land off Clappins Lane, Naphill – just under 6 miles from the land for sale. This 5.58 acre site lies within the Green Belt and AONB and has been granted planning permission for 63 new homes (Ref. 19/08031/FUL).

Planning

The land is situated within the Chiltern Hills Area of Outstanding Natural Beauty (AONB) and the Green Belt. Any development would be subject to the appropriate planning permission.

Local Authority

Buckinghamshire Council
(Wycombe District)
www.buckinghamshire.gov.uk

House Prices

The land is situated within an extremely affluent area. House prices in Marlow are 65% above the county average and **136% 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.

Overage

The land is subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than that which is for agricultural or equestrian purposes. The Overage period is 20 years from April 2021.

A good sized parcel of pasture land for sale in a desirable area.

Land Values

The average value of farmland in England and Wales has hit levels not seen since the beginning of 2017 with **land values rising by almost 4% in the last quarter.** This marks a third consecutive quarter of growth and takes annual growth to 5%.

Limited supply and strong demand are supporting values. Demand is increasingly being driven by investors and lifestyle purchasers who now account for over half of land buyers.

Agricultural land values in England and Wales have weathered Brexit and the Covid-19 pandemic and look set to continue to rise.

Access

The site enjoys road frontage onto Seymour Plain from where the land can be accessed via a gate. Full vehicular right of way is provided to the land via an easement. Please call 01582 788878 for further information.

what3words

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words. The entrance to the land can be found at:

///tips.horn.diary

Leisure & Equestrian

The entrance to the land leads straight onto a bridleway that follows a peaceful route along Seymour Plan and through Hunts Wood. A short distance from here there is another bridleway that leads to the Chiltern Way and an extensive network of bridle paths. A network of nearby footpaths also lead you to the Chiltern Way.

The Chiltern Way is a circular route of 125 miles, enabling riders and walkers of all abilities to take in some of the finest scenery in the country.

After a long trek in the countryside you can enjoy a drink and a meal in one of Marlow's award winning eateries, including the Michelin-starred The Coach and The Hand & Flowers (the only pub in the UK to hold two stars).

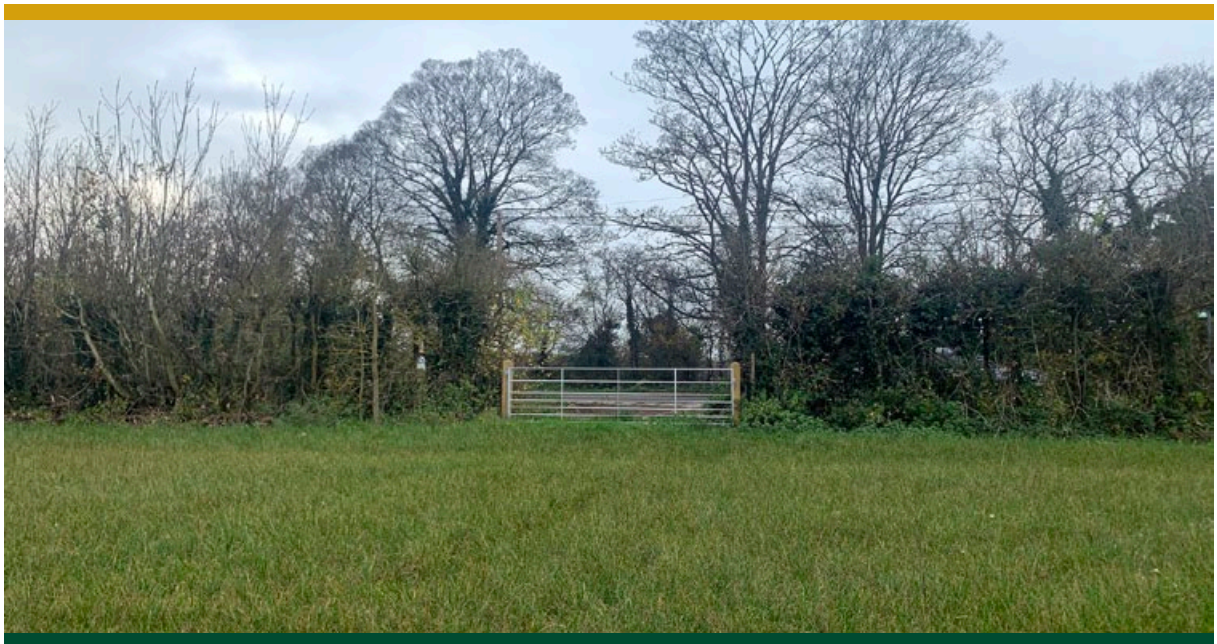
These make Marlow a popular tourist destination together with its Higginson Park, complete with a leisure centre, playground and skate park, and its location on the River Thames. From here you can take river cruises to Henley-on-Thames, home to the world's best known regatta, and Windsor, home to Legoland and Windsor Castle.

Method of Sale

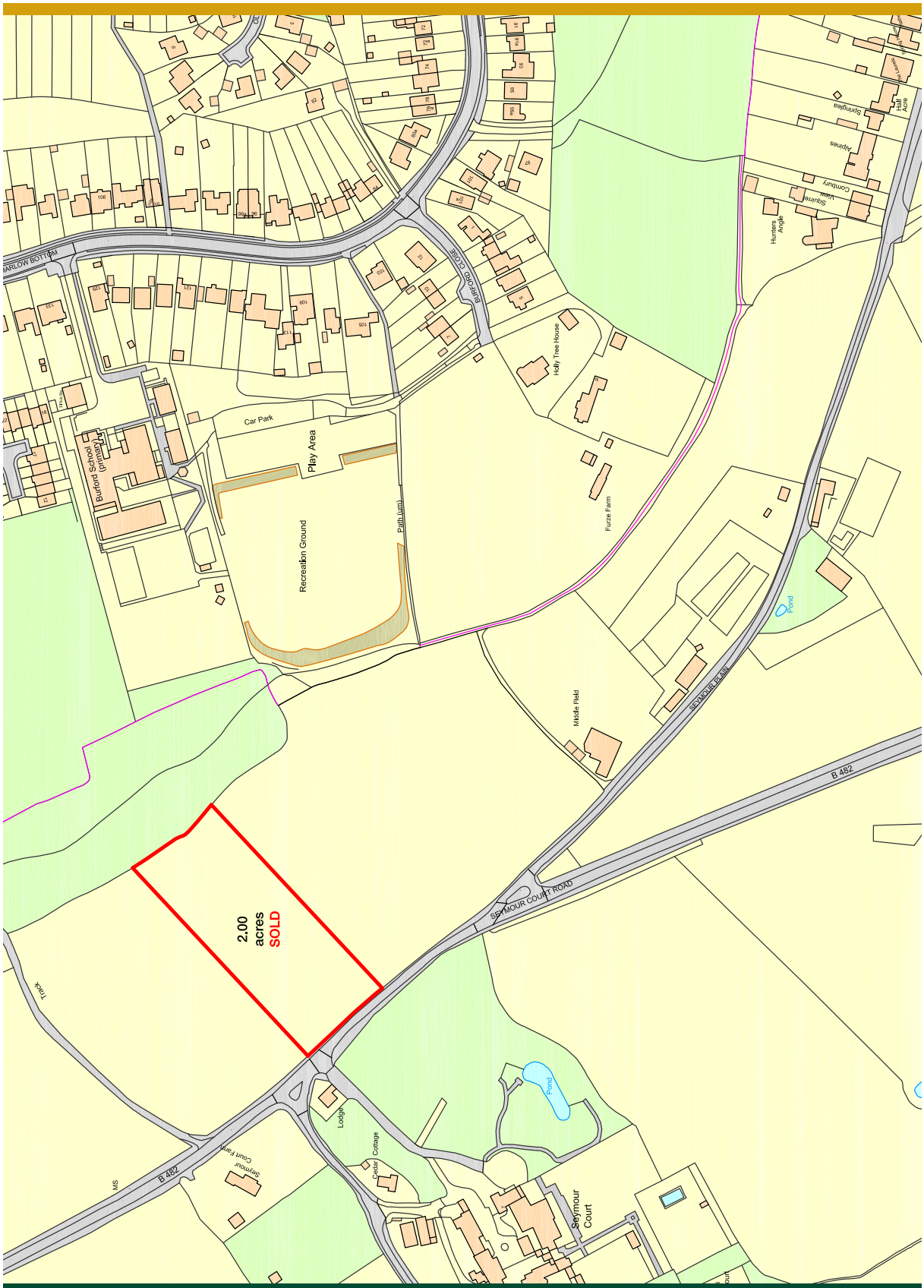
The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.

Viewing

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



The land benefits from good access and road frontage.



SITE MAP

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THE PROPERTY MISDESCRIPTIONS ACT 1991

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