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01727 817479

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LAND FOR SALE IN STOKENCHURCH, BUCKINGHAMSHIRE

LAND OFF MUDDS BANK, STOKENCHURCH, HIGH WYCOMBE, HP14 3RS

GRAZING LAND FOR SALE WITH Paddock POTENTIAL WELL SITUATED NEAR PRINCES
RISBOROUGH, HIGH WYCOMBE, AYLESBURY, THE M40 AND M25 MOTORWAYS



A unique opportunity to own a parcel of lush pasture land in the Chilterns area of Buckinghamshire - one of the most affluent parts of the UK. The land is gently sloping and enjoys elevated views over the picturesque surrounding villages and countryside.

The area has a strong equestrian influence. The land is close to a large bridleway network and a parcel of the land to the east has been granted a change of use to equestrian with permission to erect a stable building consisting of four stables, feed / hay store and tack room. This land was sold by Vantage Land prior to planning permission being sought.

The land is situated on the edge of the affluent village of Stokenchurch. Properties in the area have become increasingly sought after due to its Chilterns location and the improvement in rail and road connections to London, Oxford and Birmingham. This is also reflected in the rise in land values in the area where land has risen by around 10% in the past 6 months alone.

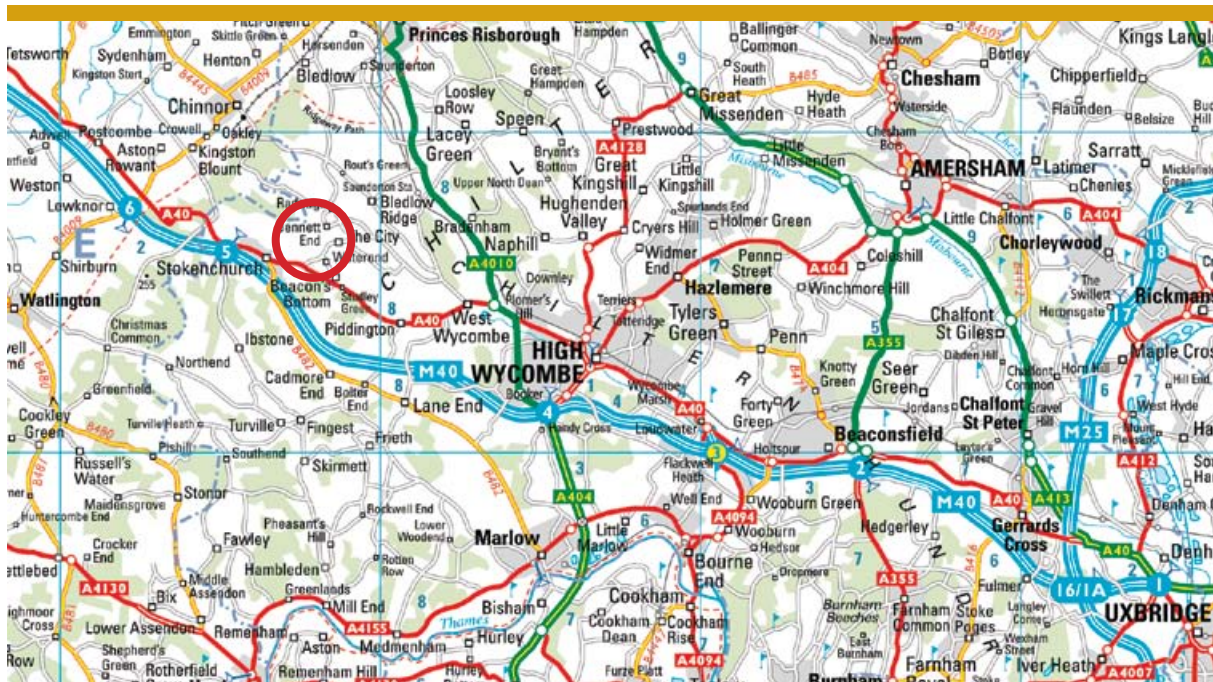
The site is available freehold as a whole or in lots.

Lot A: 3.43 acres SOLD

Lot B: 2.04 acres SOLD

Lot C1: 2.04 acres SOLD

Lot C2: 2.04 acres SOLD



POSTCODE OF NEAREST PROPERTY: **HP14 3RS**

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TRAVEL

- ◆ Off the A40
- ◆ 1.4 miles to Junction 5 of the M40
- ◆ 2.6 miles to Saunderton Train Station *
- ◆ 3.7 miles to the A4010
- ◆ 5.7 miles to the A404
- ◆ 16.4 miles to Junction 16 of the M25

* Journey Times: 6 mins to High Wycombe; 27 mins to Aylesbury; 50 mins to London

LOCATION

- ◆ On the edge of Stokenchurch
- ◆ 5.0 miles to Princes Risborough
- ◆ 6.0 miles to High Wycombe
- ◆ 7.4 miles to Marlow
- ◆ 8.5 miles to Henley-on-Thames
- ◆ 11.3 miles to Aylesbury
- ◆ 11.8 miles to Amersham
- ◆ 12.0 miles to Chesham
- ◆ 14.7 miles to Reading
- ◆ 17.3 miles to Oxford
- ◆ 34.0 miles to Central London

Stokenchurch is a large village within the county of Buckinghamshire one of the most affluent parts of the UK. It is located just inside the county border with Oxfordshire, west of High Wycombe and south of Aylesbury.

Surrounded by peaceful countryside within the Chiltern Hills the village is a popular place to live due to its ease of access to London and Birmingham. Stokenchurch is situated on the main A40 road and has its own junction off the M40, which connects London to Birmingham.

The large town of High Wycombe is nearby and is currently undergoing extensive redevelopment, including the development of the town's existing shopping centre and the completion of the new Eden shopping centre.

The county town of Aylesbury can be found to the north. The town's population has doubled in the last 50 years due to new housing developments. At the same time, the centre of Aylesbury has been redeveloped with new shopping areas, pubs and restaurants.

Aylesbury's growth is far from over with several new developments due to take place in the coming years including a major housing development in the north and the £100 million Waterside project, which will create over a thousand new jobs.

The land lies just off the A40, a major trunk road connecting London to Wales. The road also connects the site to the M40. Both the A4010 towards Aylesbury and A404 towards Marlow and Amersham are close by. The latter also connects the M40 to the M4.

The train station at Saunderton offers quick and direct travel to London in under an hour.

TOURIST & LEISURE

Superbly located on the Bucks / Oxon border and close to the royal county of Berkshire, the site is central to many shopping, tourist and leisure attractions.

There is a variety of excellent shopping facilities in Buckinghamshire from the lively urban centres of Aylesbury and High Wycombe to picturesque market towns such as Princes Risborough.

The riverside town of Henley-on-Thames is just a short drive from the site and is best known for the annual Royal Regatta. Visitors can enjoy a boat trip down the regatta course or enjoy the many amenities a few strides from the riverbank.

Nearby Reading is home to a major shopping centre. A recent poll placed Reading as one of the top ten retail destinations in the UK.

LAND VALUES

The latest RICS Rural Land Market Survey reports that **land prices increased by around 10% in the last 6 months alone** highlighting the continued appreciation of land as a safe haven for investment.

Looking forward, **surveyors are very optimistic about land price prospects over the next 12 months.**

Land prices have increased by over 50% in the past five years, and more than 200% in the last decade. Farmers looking to expand are expected to compete fiercely with investors for land as it becomes more well-known as an asset class with a proven track record of capital growth.

The global economic recovery is still sporadic and land is expected to remain an attractive investment asset over the coming years.

HOUSE PRICES

Stokenchurch is an extremely affluent area with house prices 75% above the national average. These high property prices show a premium that reflects the desirability of the local area as a place to live.

ACCESS

The land benefits from gated access on Mudds Bank off the A40 Wycombe Road. Full vehicular access is granted to all lots via an 8m easement (*shown blue on the site plan*).

EQUESTRIAN & RECREATION

A large network of bridleways can be found in the local area and the land has the unique benefit of being close to a bridleway that leads from Pophleys Farm through Crowell Wood towards Chinnor.

The area's equestrian influence is evident by the number of equestrian centres and riding schools nearby that offer a wide range of facilities including stabling.

Stokenchurch is located within the Chiltern Hills, a stunning area of countryside with rolling hills and woodland. These beautiful landscapes offer visitors a wealth of attractions to experience.

Horse riding is a great way to explore the hills on a network of bridleways and there are plenty of riding centres to choose from.

The Ridgeway lies to the north-west of the site. It is a long distance path, which follows the northern border of the Chilterns for many miles. The western half of the trail is a marvellous route for horse riders and a further 9 mile stretch through The Chilterns can also be ridden west of Princes Risborough.

LOCAL AUTHORITY

Wycombe District Council
Queen Victoria Road
High Wycombe
Buckinghamshire
HP11 1BB

Buckinghamshire County Council
Walton Street
Aylesbury
Buckinghamshire
HP20 1UA

PLANNING

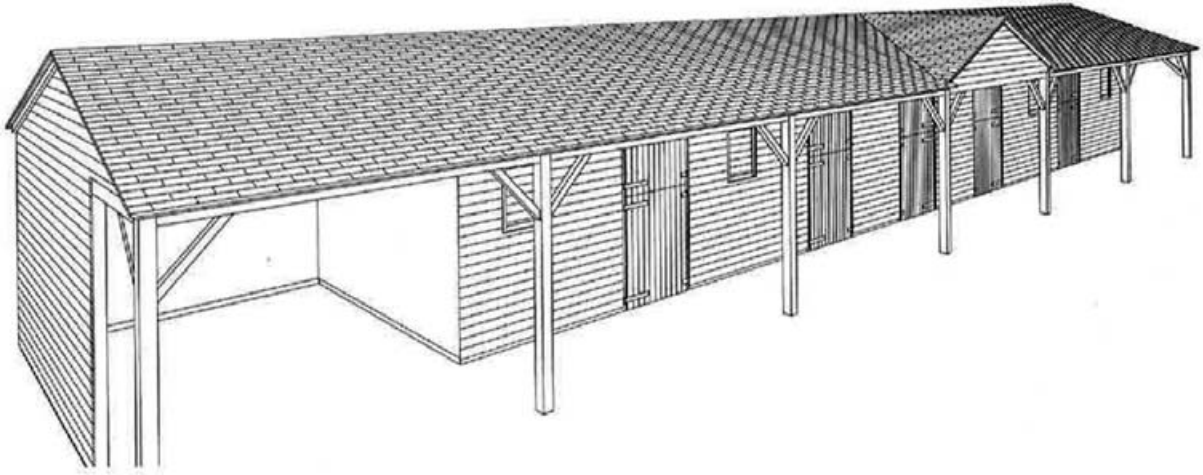
The land is situated within the Chilterns, an Area of Outstanding Natural Beauty. Any development would be subject to the appropriate planning permission.

METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession. This site is owned by the owner of Vantage Land.

VIEWING

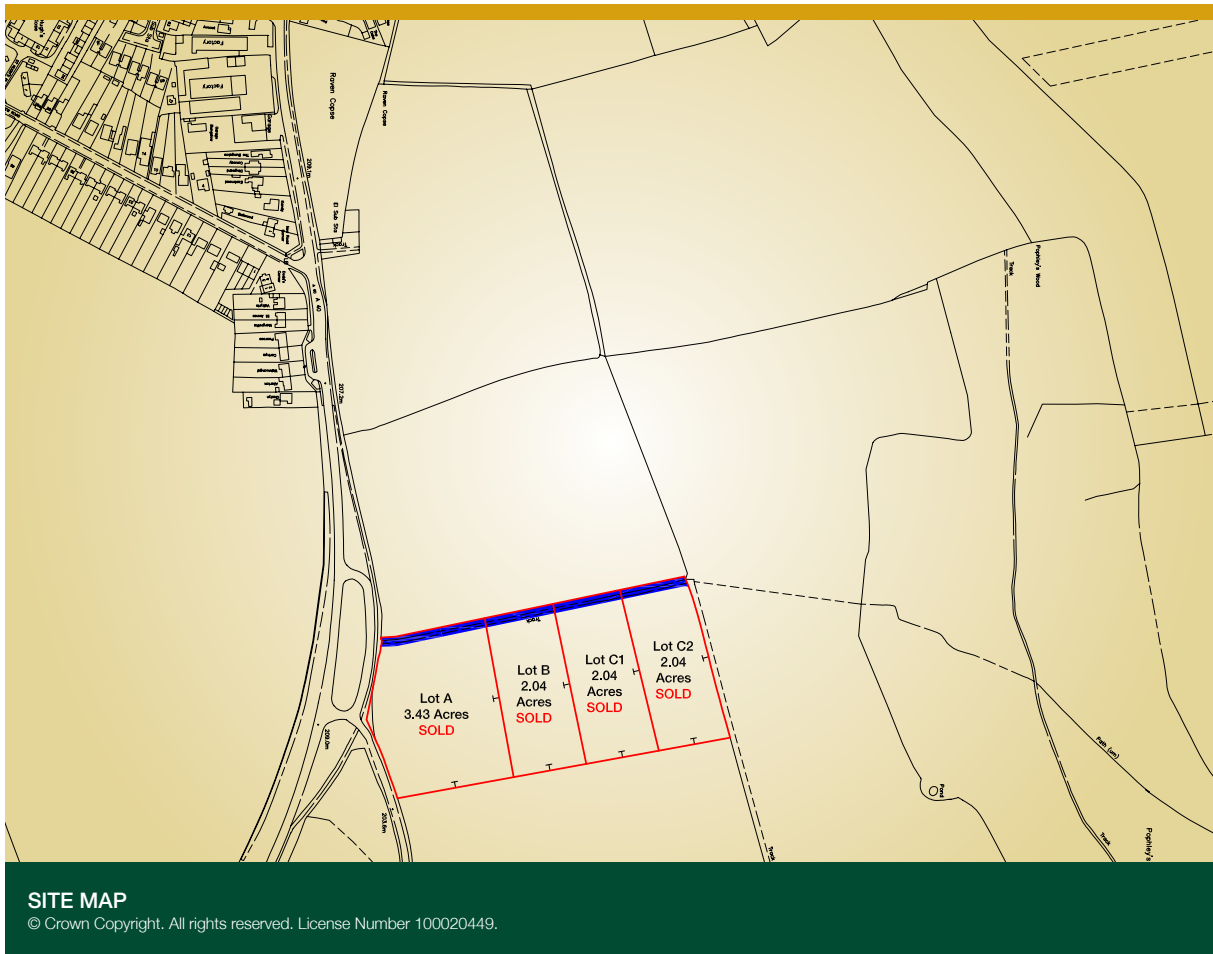
To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.



PLANNING FOR STABLES ON LAND NEARBY

Change of use and planning permission to erect a stable building consisting of four stables, feed/hay store and tack room and measuring approx. 74 sq m. The land is situated within open countryside in the Metropolitan Green Belt and the Chilterns Area of Outstanding Natural Beauty.

This land was sold by Vantage Land as four lots prior to planning permission being sought.



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.

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