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01727 817479

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## LAND FOR SALE IN MILTON KEYNES, BUCKS

LAND OFF PILCH LANE, GREAT HORWOOD, MILTON KEYNES, MK17 0RG

GRAZING LAND FOR SALE SUITABLE FOR PADDOCKS WELL SITUATED NEAR BUCKINGHAM, LEIGHTON BUZZARD, AYLESBURY, THE A421 AND M1 MOTORWAY



An opportunity to acquire a parcel of grazing land situated in the heart of the beautiful Buckinghamshire countryside. This lush grassland is ideal for grazing horses or livestock with the potential to create a picturesque and spacious paddock.

The land benefits from stock proof fenced boundaries throughout with many mature trees providing superb shelter and shade. Entrance into the land is off Pilch Lane via a newly installed hard standing area that is securely fenced and gated.

The land is located in the affluent village of Great Horwood, within the Aylesbury Vale, a unique area of flat land in central Buckinghamshire. The larger local towns of Milton Keynes, Buckingham and Leighton Buzzard can be accessed within a short distance providing extensive shopping and leisure amenities.

Lot 1    2.16 acres    **SOLD**

## TRAVEL

- ◆ 0.8 miles to the A421
- ◆ 1.7 miles to the A413
- ◆ 6.15 miles to Milton Keynes Train Station \*
- ◆ 9.8 miles to the M1 junction 14
- ◆ 14.1 miles to the M40 junction 10
- ◆ 22.2 miles to Luton Airport

\* Journey Times: 36 mins to London Euston;  
55 mins to Birmingham

## LOCATION

- ◆ 1.3 miles to Little Horwood
- ◆ 2.2 miles to Winslow
- ◆ 4.9 miles to Buckingham
- ◆ 6.9 miles to Milton Keynes Town Centre
- ◆ 10.1 miles to Leighton Buzzard
- ◆ 11.3 miles to Aylesbury

The small village of Great Horwood is a popular location, with a mixed and lively character, situated in a charming rural environment.

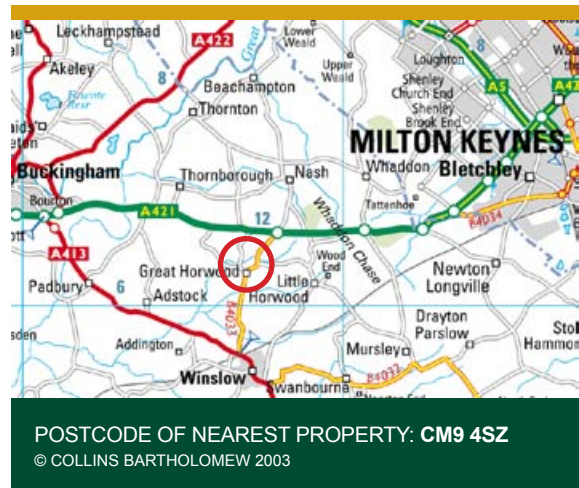
The Buckinghamshire towns of Milton Keynes, Buckingham and Leighton Buzzard can be reached within 10 miles.

The largest of these is Milton Keynes, which provides extensive shopping, cultural and recreational facilities.

The area around north Buckinghamshire was formally recognised as an area to relieve housing congestion in London and in turn a 'New Town' was created in the 1960s, known today as Milton Keynes. The site was deliberately located equidistant from London, Birmingham, Leicester, Oxford and Cambridge making it self-sustaining and a major regional centre in its own right.

There are future plans to double the population of Milton Keynes by 2026, expanding the boundaries of the original designated area to produce large-scale, mixed use, higher density developments.

The M1 and the M40 motorways are accessible within 10 and 15 miles respectively, close enough to provide a good transport system and not too close to spoil the countryside appeal.



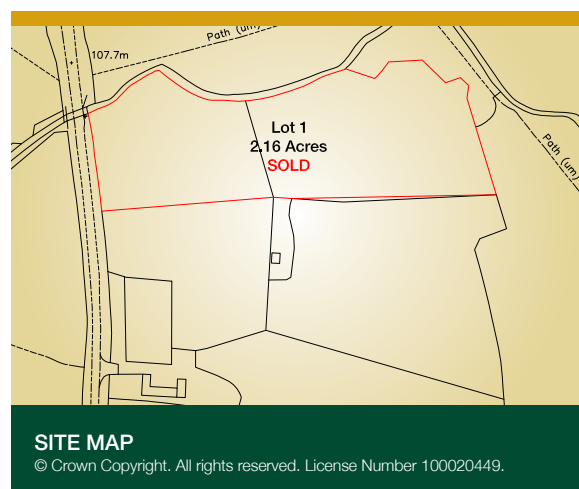
Land in the Aylesbury Vale area is generally flat and consists of clay soil resulting in vast underground reserves of water producing excellent pasture land for grazing and natural drinking supplies.

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

## LOCAL AUTHORITY

Aylesbury Vale District Council  
66 High Street  
Aylesbury  
Buckinghamshire  
HP20 1SD

Buckinghamshire County Council  
Walton Street  
Aylesbury  
Buckinghamshire  
HP20 1UA



### 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.

## LAND VALUES

English farmland values rose by 3% in the fourth quarter of 2009 taking annual growth to 6.8%, according to the latest results of the Knight Frank Farmland Index.

Farmland prices increased by 164% during the last decade, compared with growth of 37% for prime country houses, 113% for prime residential property in Central London and a 22% drop in the value of the FTSE 100 share index.

The amount of farmland publicly advertised for sale in 2009 fell by almost 30% and this shortage of supply is helping to push up values as demand remains buoyant.

**Farmland values are predicted to continue increasing this decade and could double in value again.**

## PLANNING

The land is designated within the Greenbelt and 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.

## ACCESS

Entrance into the land is off Pilch Lane via a newly installed hard standing area that is securely fenced and gated.

## EQUESTRIAN

The local area boasts a number of equestrian centres and riding schools the nearest of which is only half a mile from the land, which houses stables and an outdoor floodlit arena.

Addington Manor Equestrian Centre and Milton Keynes Eventing Centre are both within a short distance from the land.

Addington Manor Equestrian Centre is one of the country's premier competition centres with world class facilities, including a 70m x 35m international indoor arena.

The Milton Keynes Eventing Centre is recognised throughout the sport as one of the finest and friendliest training centres in Europe with facilities to suit a range of riders from the novice to the advanced competitor.

## VIEWING

To arrange a site visit, please call 01727 817479 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).



Lush pastureland perfect for your horse.



The land is securely bordered by stock proof fencing.