Land for sale on the Grand Union Canal

On the Aylesbury Arm of the Grand Union Canal & Model Row, Buckland, Aylesbury, HP22 5JA

Land for sale on the Aylesbury Arm of the Grand Union Canal

Don't miss out on this unique opportunity to own a prime parcel of land that fronts the Grand Union Canal within a peaceful and affluent location. Measuring 1.28 acres the land benefits from over 27m / 89ft of canal frontage.

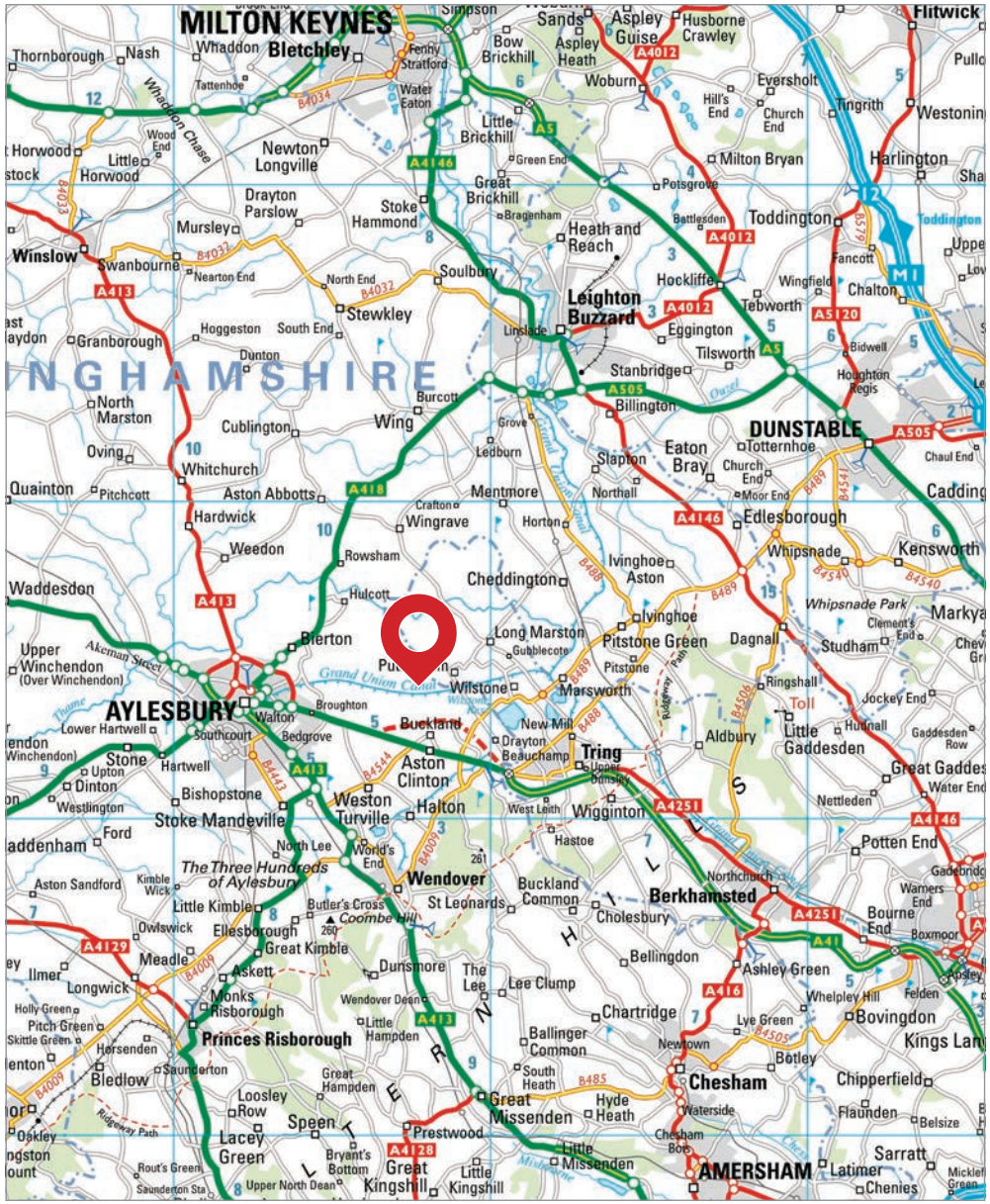
This flat pasture land is suitable for a range of recreational or amenity uses, such as camping or hobby farming, or a variety of other uses subject to any necessary planning consent. Good gated access is provided from Model Row.

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 convenient access to Aylesbury and Tring train stations.

Property prices in the area are 61% above the national average reflecting the desirability of the area as a place to own property – including land.

Size	Guide Price
1.28 acres	£75,000



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

Transport Links

- 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

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.

Both the popular county town of Aylesbury and the charming market town of Tring are close by.

Aylesbury offers a blend of history and heritage in its old quarter, alongside the major retail and recreational facilities of a modern town. It is also home to the new Aylesbury Waterside Theatre, where the surrounding area has been redeveloped as part of a multi-million-pound Waterside project.

In contrast, Tring is a smaller market town featuring a wealth of independently run shops, cafés, bars and restaurants.

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.

Grand Union Canal

The land lies on the northern side of the Aylesbury Arm of the Grand Union Canal.

The arm branches off from the Grand Union Canal at Marsworth, near the Tring reservoirs and ends at the new multi-million-pound marina at the Aylesbury Basin next to the Waterside Theatre and close to all the amenities of the town centre.

The Grand Union Canal links London to Birmingham, passing through rolling countryside, industrial towns and peaceful villages, with plenty to do along the way.

Land Values

Pasture land prices in the region are 14% higher than the average as land values rose again last year, despite numerous challenges in the local market & global economy.

This once again shows the inherent resilience of agricultural land as a tangible asset.

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by the fact that, **in the past 5 years, land values have risen by 31%**, outperforming the FTSE 100, UK property prices and interest from savings in the bank.

These rises are driven by historically low levels of land availability, as demand continues to outstrip supply.

The land fronts the northern side of the Aylesbury Arm of the Grand Union Canal.

Leisure & Equestrian

For the equestrian user the land is situated off a no-through road where a bridleway can be found at the end, just ½ mile away. This 2 mile bridlepath leads all the way to the Hamlet of Broughton in East Aylesbury.

To the south, walkers can enjoy the scenic Grand Union Canal towpath, which joins the Aylesbury Ring circular walk.

Property Prices

The land is situated within an affluent location where property prices are 21% above the county average and 61% above the national average *(Source: Zoopla)*.

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

This flat pasture land benefits from over 27m / 89ft of canal frontage onto the Grand Union Canal.

Land Designation

The land is Greenfield. Any development or change of use would be subject to the appropriate permission.

No Overage

There is **no overage or clawback** on this land – rare in today's land market.

Planning

There are no current or past planning applications on the land.

Local Authority

Buckinghamshire Council
www.buckinghamshire.gov.uk

Method of Sale

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

Full vehicular right of way is provided to the land via a gated entrance on Model Row.

Access

The land benefits from good gated access from Model Row. Full vehicular right of way is provided to the land via an easement.

The land benefits from over 27m / 89ft of canal frontage onto the north side of the Aylesbury Arm of the Grand Union Canal.

what3words

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The gated entrance on Model Row can be found here – ///dignify.prancing.unopposed

The north-east corner of the land can be found here – ///token.masking.footpath

Viewing

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

The Property Misdescriptions Act 1991

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