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01582 788878

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## LAND FOR SALE ON THE GRAND UNION CANAL

LAND ON THE AYLESBURY ARM OF THE GRAND UNION CANAL &  
MODEL ROW, BUCKLAND, BUCKINGHAMSHIRE, HP22 5JA

PASTURE LAND FOR SALE CLOSE TO ASTON CLINTON, AYLESBURY, TRING AND THE A41



Please note, the grazing land has just been topped in this photo.

### LAND WITH CANAL FRONTAGE

A unique opportunity to own a parcel of land that fronts the Grand Union Canal. Measuring 1.11 acres the land benefits from over 27m / 89ft of canal frontage.

Good gated access is provided to this flat pasture land which also benefits from road frontage onto Model Row. The land is suitable for a range of recreational or amenity uses such as camping or hobby farming, or a variety of other uses STPP.

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 Aylesbury and Tring train stations.

Size: 1.11 acres  
Guide Price: SOLD



POSTCODE OF NEAREST PROPERTY: **HP22 5JA**  
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## TRAVEL & TRANSPORT

- ◆ 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

## 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

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. Due to a rising population there has been an increase in new housing developments in Aston Clinton.

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

Aylesbury offers visitors both the history and heritage of its old quarter as well as the major retail and recreational amenities of a modern town. It is also home to the new £42 million Aylesbury Waterside Theatre, where the surrounding area has been redeveloped as part of a multi-million pound Waterside project.

In contrast, Tring to the east is a small market town with a wealth of independently run shops, cafes, bars and restaurants that give the area a unique character and charm.

Further afield, along the A41, lie the popular shopping destinations of Watford & Bicester.

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 edge 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 £2m 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.

## LEISURE & EQUESTRIAN

For the equestrian user the land is situated on 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.

There are a wealth of attractions close to the site including the Natural History Museum at Tring, the beautiful Wendover Woods, the award winning Waddesdon Manor and Whipsnade Zoo.

## LAND VALUES

Despite the Brexit-related uncertainties, the farmland market has proven more resilient than many might have predicted as **land prices in the region increased by up to 4% last year.**

Robust demand and limited supply help to explain why the land market remains relatively steady. Supply of farmland saw a year-on-year decline of 48% (*Carter Jonas*).

Investors have played an increasing role in the farmland market with over 1-in-5 new buyers citing investment as the key reason for buying last year (*Savills*). Land continues to be an appealing and tangible asset that remains in considerable demand for capital investment.

## OVERAGE

Uniquely there are **no overage payments on this land** – rare in today's land market.

## METHOD OF SALE

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

## LOCAL AUTHORITY

Aylesbury Vale District Council  
[www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk)



The land fronts the Aylesbury Arm of the Grand Union Canal



The land has over 27m / 89ft of frontage onto the Grand Union Canal



The land is situated in a peaceful and affluent location



## LOCAL DEVELOPMENT

Due to a rising population there has been an increase in new housing developments in Aston Clinton within the Aylesbury Vale district.

Planning approvals and pending applications have increased exponentially since 2014, with a 60% increase in dwellings since that time. Most of these new homes are on large scale greenfield sites (*Source: The Bucks Herald, July 2017*).

Indeed there have been 9 large scale applications (10+ dwellings) approved on greenfield sites in the last 5 years providing a total of 533 new homes. Notably these include:

15/00300/AOP – 95 dwellings on land off Chapel Drive and rear of Green End Street.

14/02463/AOP – 91 dwellings on land north of Brook Farm, Brook Street.

16/00780/AOP – 50 dwellings on land to the rear of 93 Aylesbury Road.

15/00968/ADP – 47 dwellings on land off Chapel Drive.

14/00426/AOP – 29 dwellings on land off Brook Street and Aylesbury Road.

## HOUSE PRICES

The land is situated within an affluent area where **house prices in Buckland are 40% above the county average, 48% above the regional average and 93% 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.

## PLANNING

The land is designated as greenfield. Any development would be subject to the appropriate planning permission.

## ACCESS

The land benefits from good gated access from Model Row. Full vehicular right of way is provided to the land via an easement (*shown blue on the site plan*).

The land benefits from 56m of road frontage and over 27m / 89ft of canal frontage onto the Aylesbury Arm of the Grand Union Canal.

## VIEWING

To arrange a site visit, please call 01582 788878 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).



Good gated access and road frontage

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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