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LACEY GREEN, BUCKINGHAMSHIRE

LAND ON CHURCH LANE, LACEY GREEN, PRINCES RISBOROUGH, HP27 0QX

PASTURE LAND FOR SALE STRATEGICALLY LOCATED IN THE CENTRE OF THE VILLAGE
CLOSE TO HIGH WYCOMBE, AYLESBURY, THE A4010 AND M40 MOTORWAY

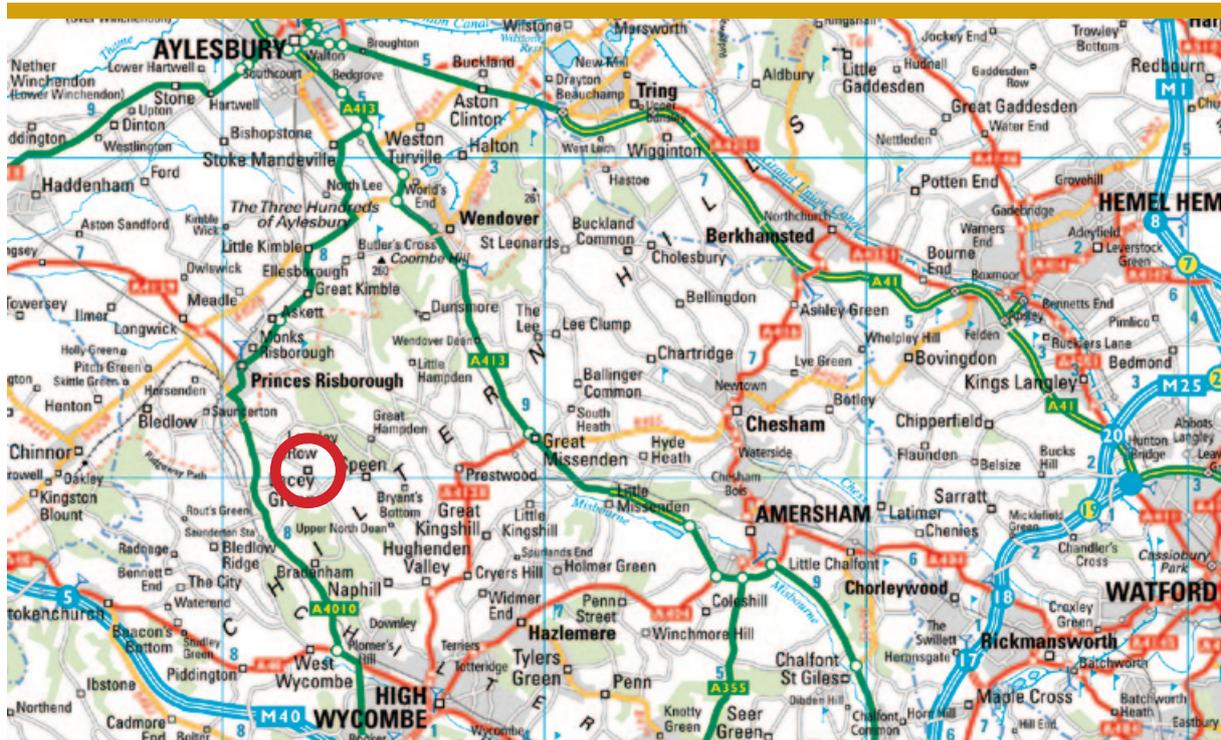


A rare opportunity to own a parcel of pasture land in the heart of an extremely affluent village. Measuring 1.40 acres, the land is bordered in the main by mature trees & hedgerow and could be suitable for a variety of uses subject to planning permission. It also benefits from direct access off Church Lane.

The land is surrounded by housing and is situated within the extremely affluent village of Lacey Green. House prices in the area are *130% above* the national average reflecting the desirability of the area as a place to own property – including land.

The site benefits from good transport links with both the M40 and Saunderton Train Station close by providing direct and fast links into London in as little as 50 minutes.

Size: 1.40 acres
Guide Price: SOLD



POSTCODE OF NEAREST PROPERTY: HP27 0QX

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TRAVEL & TRANSPORT

- ◆ 0.9 miles to the A4010
- ◆ 1.3 miles to Saunderton Train Station*
- ◆ 5.8 miles to the M40 (J4)
- ◆ 15.1 miles to the M25 (J16)

* Journey Times: 6 mins to High Wycombe; 20 mins to Gerrards Cross; 27 mins to Aylesbury; 29 mins to Bicester; 49 mins to London Marylebone

LOCATION

- ◆ Centre of Lacey Green village
- ◆ 2.2 miles to Saunderton
- ◆ 2.4 miles to Princes Risborough
- ◆ 4.5 miles to Great Missenden
- ◆ 5.2 miles to High Wycombe
- ◆ 8.5 miles to Aylesbury

Lacey Green is a rural parish in the northern part of Wycombe District, just south of the market town of Princes Risborough. It is an affluent village and a good place to live, with a renowned school and within commuter range of London.

Lacey Green is home to two pubs, a village hall and the oldest Smock Windmill in the country. There are many clubs and societies within the village, and it retains a friendly atmosphere.

Further amenities can be found in the town of Princes Risborough just over 2 miles to the north. Wycombe District Council have published a new version of their Local Plan, which includes massive changes to Princes Risborough, including 2,000 new houses in the next 15 years.

High Wycombe is a large town to the south. The town has recently undergone major redevelopment, including development of its existing shopping centre, completion of the new Eden Shopping centre, and redevelopment of the new University with a large student village.

The county town of Aylesbury to the north has many retail and recreational amenities including the Queens Park Centre – the UK's largest independent arts centre. It is also home to the new £42 million Aylesbury Waterside Theatre, where the surrounding area is being redeveloped as part of the £100 million Waterside project.

The land lies close to the A4010, an important primary north-south road that runs from High Wycombe at Junction 4 of the M40 motorway to Stoke Mandeville, near Aylesbury.

Nearby Saunderton train station offers fast and direct train services to London in under 50 mins.

The nearest motorway to the land is the M40. Junction 4 is a major interchange between the M40 and A404 trunk road which provides a link to the M4.

HOUSE PRICES

The land is situated in an extremely affluent area where house prices in Lacey Green are 57% above the county average, 72% above the regional average and **130% above the national average.**

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 green belt and falls within the Chilterns Area of Outstanding Natural Beauty (AONB). Any development would be subject to the appropriate planning permission.

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 33 years from the date of completion.

LOCAL AUTHORITY

Wycombe District Council
www.wycombe.gov.uk

Buckinghamshire County Council
www.bucksc.gov.uk

LAND VALUES

Farmland remains one of the best long-term investments with values up 83% over the past 10 years, comfortably outpacing the mainstream housing market (+15%) and even prime central London homes (+28%).

The supply of farmland to the market in the last quarter is *down* 16% compared to the same period of 2016, and *down* 26% compared to the 10 year average, as **the vast majority of landowners will still be sitting on an asset that has greatly increased in value since they purchased.**

METHOD OF SALE

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

WAYLEAVES & EASEMENTS

There is an easement to allow other landowners to cross the land. Contact us for further details.

ACCESS

The land benefits from direct access off Church Lane.

VIEWING

To arrange a site visit, please call 01727 701303 or email enquiries@vantageland.co.uk.



Direct access from Church Lane (image from March 2010)

THE PROPERTY MISDESCRIPTIONS ACT 1991

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