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01582 788878

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LAND FOR SALE IN PUTTENHAM, TRING, HERTS

OFF ASTROPE LANE, PUTTENHAM, TRING, HERTFORDSHIRE, HP23 4PS

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



This flat grazing land measures 2.86 acres and would make an ideal paddock with the start of a 2 mile bridleway lying close to the land. The land benefits from extensive road frontage and secure gated access.

The site can be accessed from two directions; through Buckland via Model Row to the south or from Puttenham via Astrope Lane to the west.

The land lies in a peaceful location on the edge of the affluent village of Puttenham in Tring where house prices are 227% above the national average, reflecting the desirability of the area as a place to live and own property – including land. 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: 2.86 acres
Guide Price: SOLD



POSTCODE OF NEAREST PROPERTY: HP23 4PS

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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 Puttenham in Tring, north of the Grand Union Canal.

Just over 3 miles west of Tring, the area has a lovely rural charm, whilst still benefitting from urban convenience and easy commuting.

Tring is a charming market town within the London commuter belt. It has a wealth of independently run shops, cafes, bars and restaurants that give the area a unique character and charm.

In contrast, the nearby popular town of 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.

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.



This lush, flat grazing land is bordered in the main by mature hedgerow and fencing.



Secure gated access

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.

LEISURE & EQUESTRIAN

For the equestrian user there is a bridleway just ¼ mile away. This 2 mile bridlepath leads all the way to the Hamlet of Broughton in East Aylesbury.

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

There are a wealth of tourist attractions close to the site including the Natural History Museum at Tring and Whipsnade Zoo – the UK's largest zoo.

Wendover Woods to the south offers a great day out. With miles of footpaths & bridleways, a new café, a children's adventure playground and play trails, there is something for everyone.

Waddesdon Manor is a short drive west of the land. With stunning views Waddesdon Manor is an award winning country house and one of the National Trust's most visited properties. It's not hard to see why with its beautiful gardens, dramatic architecture, exhibitions and a variety of restaurants and shops.

LOCAL AUTHORITY

Dacorum Borough Council
www.dacorum.gov.uk

PLANNING

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

OVERAGE

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

HOUSE PRICES

The land is situated within an extremely affluent area where **house prices in Puttenham are 102% above the county average, 184% above the regional average and 227% 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.

METHOD OF SALE

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

ACCESS

The land enjoys extensive road frontage and benefits from two secure gated entrances.

VIEWING

To arrange a site visit, please call 01582 788878 or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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