

LAND FOR SALE IN TRING, HERTFORDSHIRE

LAND ON WEST LEITH, TRING, HP23 6JJ

A SELF-ENCLOSED PARCEL OF GRAZING LAND FOR SALE WELL SITUATED
CLOSE TO BERKHAMSTED, AYLESBURY, LONDON AND THE A41



A desirable opportunity for you to own a parcel of attractive pasture land within the London commuter belt. The land lies opposite characterful barn conversions and is suitable for a variety of amenity and recreational purposes or other uses subject to any necessary planning consent. Superb access is via a secure double-gated entrance that is set back from the road.

The land is situated on the southern edge of Tring, just a 15 minute walk from its bustling High Street which offers an extensive mix of shops, cafes, bars and restaurants. It is also superbly located for road and rail links into London.

House prices in Tring are 76% above the national average reflecting the desirability of the area as a place to live and own property – including land. Indeed, the local council states that land for “small-scale ‘hobby farming’ and the demand for horse paddocks and ménages is on the increase, particularly on the urban fringe”.

Size: 2.00 acres **SOLD**



TRAVEL & TRANSPORT

- ◆ 0.8 miles to the A41
- ◆ 2.5 miles to Tring Train Station *
- ◆ 11.2 miles to the M1 (junction 8)
- ◆ 11.5 miles to the M25 (junction 20)

* Journey Times: 17 mins to Watford Junction; 21 mins to Milton Keynes Central; 39 mins to London Euston

LOCATION

- ◆ 0.8 miles to Tring High Street
- ◆ 3.2 miles to Wendover
- ◆ 4.9 miles to Berkhamsted
- ◆ 6.2 miles to Aylesbury
- ◆ 9.0 miles to Hemel Hempstead
- ◆ 11.2 miles to High Wycombe
- ◆ 14.5 miles to St Albans
- ◆ 14.9 miles to Watford
- ◆ 30.3 miles to Central London

The land lies in the historic market town of Tring in west Hertfordshire, on the border with Buckinghamshire. Its pretty Victorian High Street offers an extensive mix of independently run shops, cafes, bars and restaurants. With a long history in local speciality foods, you will still find the Charter Market taking place every Friday as well as a fortnightly Saturday Farmers Market.

In 2008 Tring became a 'Transition Town' with a vision for a better, more resilient, vibrant and sustainable local economy and environment. The friendly community is extremely supportive of local trade with residents opting to buy from local independent businesses.

Slightly further afield lie historic Berkhamsted and the large county town of Aylesbury, both offering even further retail and leisure facilities.

Tring lies within the London commuter belt and the land is well located for good transport links. The nearby A41 connects you quickly to the M25 and in turn London and the wider motorway network. Tring station provides fast and frequent services into London Euston in just 39 minutes.



The land has been fenced.



Attractive pasture land in a beautiful & affluent location.

LOCAL DEVELOPMENT

The local council's strategic plan identified six Green Belt sites for housing development and other associated uses.

Of particular note is "Local Allocation 5 (LA5)" at Icknield Way, West of Tring – **less than half a mile from the land for sale.**

CALA Homes has obtained planning consent on this land to the north, within the Chilterns Area of Outstanding Natural Beauty (AONB) and the Green Belt, for 226 high quality homes.

The development will also include attractive public open space providing links with the wider countryside, children's play areas, as well as pedestrian and cycle routes. The project may also see potential extensions to both the Icknield Way Industrial Estate and the local cemetery.

LOCAL AUTHORITY

Dacorum Borough Council
www.dacorum.gov.uk

HOUSE PRICES

The land is situated in an affluent area. House prices in Tring are 47% above the regional average and **76% 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 situated within the Chiltern Hills Area of Outstanding Natural Beauty (AONB) and the Green Belt. The land also lies within part of an Area of Archaeological Interest. Any development would be subject to the appropriate planning permission.

OVERAGE

The land is subject to an Overage based on 20% of any uplift in value following the grant of planning permission for development other than that which is for agricultural or private equestrian purposes. The Overage period is 20 years from October 2020.



Less than half a mile from development on Green Belt land.

LEISURE & EQUESTRIAN

Tring is a very attractive place to visit. Here you can enjoy outdoor leisure in Tring Park or visit the award-winning Memorial Garden. For sporting enthusiasts, Tring has cricket, tennis, rugby and football clubs, and swimming and sports facilities at Tring Sports Centre.

For culture-filled family days out there is Tring Natural History Museum, built in 1889 to house the incredible private collections of the eccentric local zoologist, Walter Rothschild.

Just a short walk from the Natural History Museum – and less than a mile from the land for sale – is the 264 acre Tring Park. Owned by the Woodland Trust, it forms one of Hertfordshire's most important wildlife habitats with a diverse range of butterflies, birds and plants.

Tring Park also offers popular walking routes with stunning views and includes a stretch of the 87 mile Ridgeway National Trial. The main path (the King Charles Ride) is also a bridleway.

The beautiful open countryside surrounding Tring also includes highlights such as the Tring Reservoirs, the Grand Union Canal, Dancersend & College Lake Nature Reserves, Wendover Woods and the National Trust's Ashridge Estate.

The numerous nearby golf courses provide plenty of locations to improve your game, whereas the renowned Pendley Manor and Champneys Health Resort provide a touch of pampering close by.

LAND VALUES

According to the Knight Frank Farmland Index, **the average value of land has risen by 5.5% in the past 6 months.**

Against a backdrop of growing economic uncertainty, land continues to be a traditional safe-haven for buyers as a hedge against inflation and value increases have outperformed the majority of other major assets including residential property.

Supply is still historically low yet demand remains at an all-time high from a wide range of purchasers, particularly from tax and environmentally driven buyers. Given this continued imbalance, which shows little sign of dwindling, **land values are predicted to continue to grow.**

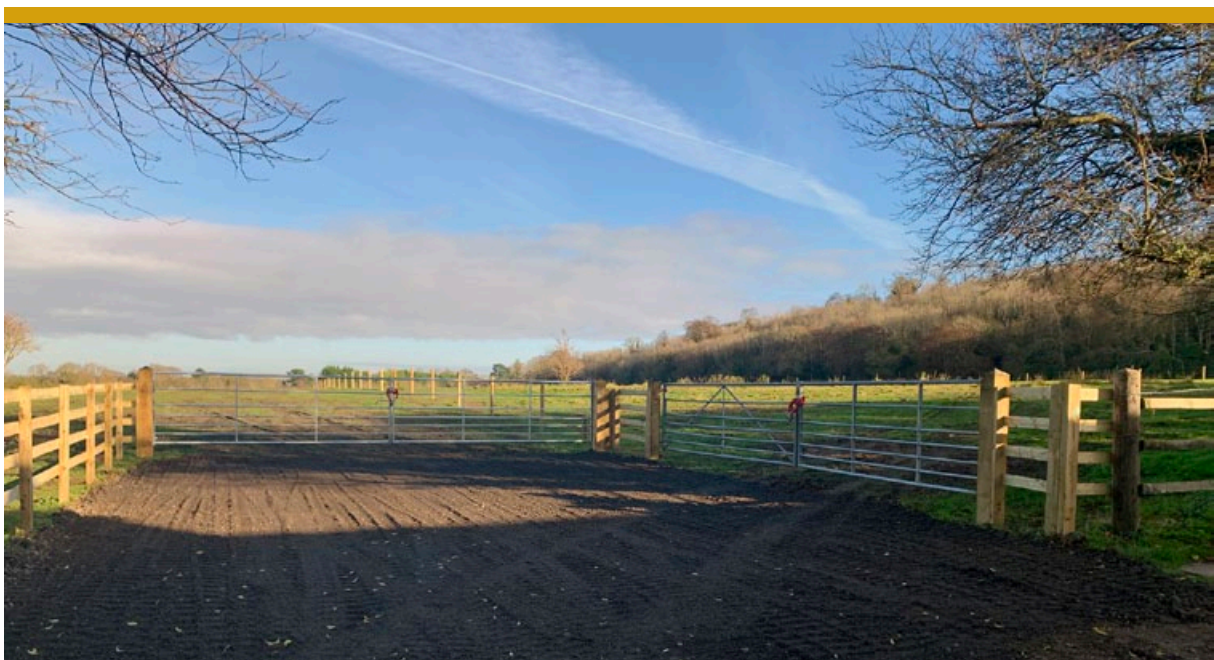
ACCESS

The site benefits from excellent access via a secure double-gated entrance that is set back from the road. A right of way is provided to other landowners over the southern boundary. Please contact us for further information.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words. The entrance to the land can be found at:

[///eagle.buzzing.outbursts](https://www.what3words.com/?q=///eagle.buzzing.outbursts).



Secure double-gated entrance to the eastern boundary that is set back from the road.

METHOD OF SALE

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

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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