



01727 817479

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LAND FOR SALE IN TRING, HERTFORDSHIRE

ON WIGGINTON BOTTOM, WIGGINTON, TRING, HERTS, HP23 6HP

ATTRACTIVE GRAZING LAND FOR SALE WITH PADDOCK POTENTIAL, WELL SITUATED NEAR BERKHAMSTED, ASTON CLINTON, CHESHAM AND THE A41



Approximately 32.33 acres of mature pasture land for sale, available as a whole or separated into 8 good sized lots with great potential to create spacious paddock land for your horse or livestock. The site is set in the idyllic surroundings of Wigginton, a village located on the outskirts of Tring, in the Hertfordshire countryside.

The land is securely bordered with mature natural hedgerows and stock proof fencing. There are three ponds located in Lot 6 providing a natural water supply and a good number of trees throughout to provide shelter.

The site is ideally situated within 1 mile of the A41 in the countryside on the outskirts of the busy North West Hertfordshire town of Tring. Wigginton is located in the Chiltern Hills providing picturesque surroundings and the added benefit of a peaceful country village, with local amenities available in Tring.

The site is available freehold as a whole or in lots.

Lot 1: 2.03 acres SOLD

Lot 2 & 2a: 3.09 acres SOLD

Lot 3: 5.78 acres SOLD

Lot 4a: 4.00 acres SOLD

Lot 4b: 3.74 acres SOLD

Lot 5: 2.47 acres SOLD

Lot 6: 3.74 acres SOLD

Lot 7: 3.90 acres SOLD

Lot 8: 3.59 acres SOLD

TRAVEL

- ◆ 0.9 miles to the A41
- ◆ 1.1 miles to the A4251 Tring Road
- ◆ 1.7 miles to Tring Train Station *
- ◆ 5.1 miles to Chesham Tube Station **
- ◆ 9.7 miles to Junction 8 of the M1
- ◆ 13.3 miles to Luton Airport
- ◆ 18.8 miles to Junction 20 of the M25

* Journey Times: 16 mins to Watford; 23 mins Milton Keynes; 36 mins London Euston

** Journey Times: 55 mins to Baker Street

LOCATION

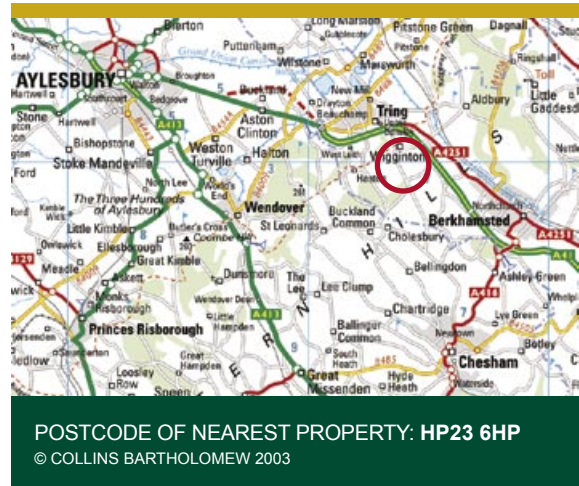
- ◆ 2.3 miles to Tring
- ◆ 3.3 miles to Berkhamsted
- ◆ 3.9 miles to Aston Clinton
- ◆ 4.6 miles to Wendover
- ◆ 5.2 miles to Chesham
- ◆ 7.0 miles to Amersham
- ◆ 7.1 miles to Hemel Hempstead
- ◆ 8.1 miles to Aylesbury

Wigginton is classified as a large village located on the edge of the Chiltern Hills on the border of Hertfordshire and Buckinghamshire, a well sought after location.

Wigginton Bottom was created as a settlement for farm workers' with availability to large acres of grazing and agricultural land. These perfect surroundings have been recognised by Champneys Health Resorts who have one of their spas nearby. They believe that the village provides a tranquil setting ideal for relaxation and the best of the English Countryside.

Tring Train Station has regular direct services to London and the nearby town of Chesham provides a Tube Station on the Metropolitan Line. The M25 and the M1 are close by.

Hertfordshire is a very popular home county for London commuters, and Tring is a prime location due to its well developed infrastructure. The village of Wigginton has been described as a highly desirable location from local estate agents due to its good community spirit, idyllic countryside and its proximity to London.



METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

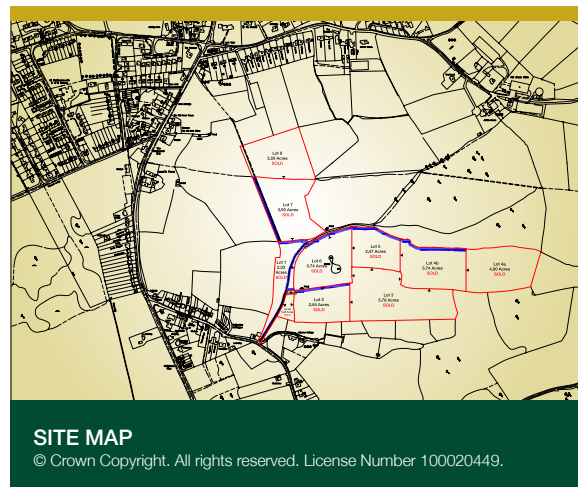
LOCAL AUTHORITY

Dacorum Borough Council
Civic Centre, Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH

Hertfordshire County Council
County Hall, Pegs Lane
Hertford
Hertfordshire
SG13 8DE

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.



THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

ACCESS

The site benefits from roadside access off Wigginton Bottom, The entrance is tree-lined and leads up to the land via a gravel track.

EQUESTRIAN

The North West Hertfordshire region is home to a number of riding schools and equestrian centres for the horse enthusiast. The nearest riding school to this site is located in Hastoe Hill which can be reached within 1.4 miles.

Wigginton provides magnificent views of the Chilterns and the Vale of Aylesbury making it an ideal location for bridleways and home for your horse or livestock.

LAND VALUES

According to the latest RICS rural land market survey, land prices in the East of England increased by 36.1% in the past year; 8.2% higher than the average growth in the UK.

The Valuation Office Agency (V.O.A) reports of continued demand for land and restricted supply, which have seen further price increases across the board in the East of England.

HOUSING

House prices in the area are 71% above the national average, with the price of semi-detached houses exceeding £550,000 in 2007.

The village provides a great opportunity to live a rural lifestyle with all the excitement of the city within half an hour. The houses in the village are set amongst farmland with access to bridleways and footpaths on their doorsteps.

PLANNING

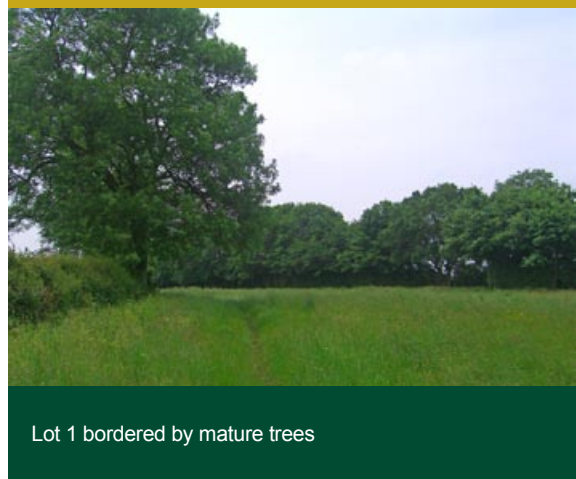
The land is designated within the Greenbelt and any development would be subject to planning permission.



Wigginton Bottom where there is access to the site



Aerial Photo



Lot 1 bordered by mature trees



Lot 8 adjoins existing paddocks close to residential development