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## LAND FOR SALE IN WATER END, BUCKINGHAMSHIRE

LAND ON MUDDS BANK, WATER END, STOKENCHURCH, HIGH WYCOMBE, HP14 3XH

GRAZING LAND FOR SALE WITH Paddock POTENTIAL WELL SITUATED NEAR PRINCES RISBOROUGH, HIGH WYCOMBE, AYLESBURY, THE M40 AND M25 MOTORWAYS



An opportunity to own a parcel of Chiltern farmland in Buckinghamshire, one of the most affluent parts of the UK. The site comprises of approx. 19 acres of lush pasture land, that would be ideal for grazing. The land is available as a whole or in lots and with superb access the lots are also suitable for paddock conversion.

The land is situated on the edge of Stokenchurch close to affluent residential housing. Stokenchurch is a popular place to live, especially with commuters, due to its ease of access to London, Oxford and Birmingham. This has contributed to an increase in population leading to recent housing developments.

The large towns of High Wycombe and Aylesbury are close by offering a variety of shopping and leisure facilities. Both towns are seeing significant development and regeneration which could overspill to nearby towns and villages.

The site is available freehold as a whole or in lots. See back page for a full list of available lots, sizes and prices.

## LOCATION

- ◆ On the edge of Stokenchurch
- ◆ 4.4 miles to Princes Risborough
- ◆ 5.2 miles to Watlington
- ◆ 6.1 miles to High Wycombe
- ◆ 7.3 miles to Thame
- ◆ 7.5 miles to Marlow
- ◆ 8.3 miles to Henley-on-Thames
- ◆ 11.3 miles to Aylesbury
- ◆ 11.7 miles to Maidenhead
- ◆ 11.9 miles to Amersham
- ◆ 12.0 miles to Chesham
- ◆ 14.5 miles to Reading
- ◆ 17.1 miles to Windsor
- ◆ 17.2 miles to Oxford
- ◆ 20.4 miles to Bicester
- ◆ 32.3 miles to Central London

Stokenchurch is a large village and civil parish within the county of Buckinghamshire one of the most affluent parts of the country. It is located just inside the county border with Oxfordshire, six miles west of High Wycombe and 11 miles south of Aylesbury.

Surrounded by peaceful countryside within the Chiltern Hills the village is a popular place to live due to its ease of access to London and Birmingham. Stokenchurch is situated on the main A40 road and has its own junction off the M40, which connects London to Birmingham.

This desirable location, superb transport links and recent housing developments have increased the population of Stokenchurch greatly in recent years.

The large town of High Wycombe is nearby and is currently undergoing extensive redevelopment, including the development of the town's existing shopping centre and the completion of the new Eden shopping centre; one of the largest in the country and a major milestone in the regeneration of the town.

These developments have brought new life to the town and caused an influx of interest, with larger apartment buildings and a new multi-million pound hotel being built in the centre, a new Sainsbury's store and the redevelopment of the University together with a large student village.

The county town of Aylesbury can be found to the north. The town was one of those chosen for major population growth to house the London overspill. Aylesbury's population has double in the last 50 years due to new housing developments.

At the same time, the centre of Aylesbury has been redeveloped with new shopping areas, pubs and restaurants. Together with three major industrial centres this ensures the town has one of the lowest unemployment rates in the country.

Aylesbury's growth is far from over with several new developments due to take place in the coming years including a major housing development in the north and the £100 million Waterside project, which will create over a thousand new jobs. The population of the Aylesbury Vale district is expected to grow to around 215,000 people by 2026.

If plans to increase the size of the town go ahead, suburban Aylesbury could well meet up with surrounding villages.

The area is popular with commuters as it has excellent road and rail links.

The land lies just off the A40, a major trunk road connecting London to Wales and is one of the few remaining routes not to have been superseded by a direct motorway link.

The village is served by the M40 motorway and both the A4010 towards Aylesbury and A404 towards Marlow and Amersham are close by. The latter also connects the M40 to the M4.

The train station at Princes Risborough offers quick and direct travel to Bicester, Aylesbury and London in under an hour.

## TRAVEL

- ◆ Off the A40
- ◆ 1.2 miles to Junction 5 of the M40
- ◆ 3.9 miles to the A4010
- ◆ 4.4 miles to Princes Risborough Station \*
- ◆ 5.9 miles to the A404
- ◆ 16.6 miles to Junction 16 of the M25

\* Journey Times: 9 mins to High Wycombe; 17 mins to Bicester; 18 mins to Aylesbury; 35 mins to Banbury; 47 mins to London

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### 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.

## TOURIST & LEISURE

Superbly located on the Bucks / Oxon border and close to the royal county of Berkshire, the site is central to many shopping, tourist and leisure attractions.

There is a variety of excellent shopping facilities in Buckinghamshire from the lively urban centres of Aylesbury and High Wycombe to picturesque market towns such as Princes Risborough.

The riverside town of Henley-on-Thames is just a short drive from the site and is best known for the annual Royal Regatta. Visitors can enjoy a boat trip down the regatta course or enjoy the many amenities a few strides from the riverbank.

Nearby Reading is home to one of the biggest music festivals and is an important commercial centre in Southern England. It is often referred to as the commercial capital of the Thames Valley, one of the wealthiest regions in the EU.

Reading town centre is a major shopping centre and an independent poll placed Reading as one of the top ten retail destinations in the UK.

Further afield lies the tourist town of Windsor best known as the site of Windsor Castle, the largest inhabited castle in the world and one of three official residences of the Royal Family.

Windsor and the surrounding areas contain some of the most expensive and desirable housing in the UK and is well served when it comes to shops and restaurants.

Bicester can be easily reached by road or rail and is one of the fastest growing towns in Oxfordshire. The historic shopping streets have a wide range shops together with cafés, pubs and restaurants. A £70 million re-development of the town centre is currently planned.

It is also home to Bicester Village, the leading outlet shopping destination in Europe and a major international tourist attraction.



Extensive road frontage onto Mudds Bank off the A40

## EQUESTRIAN & RECREATION

The land for sale boasts the unique feature of adjoining a bridleway that leads from Pophleys Farm through Crowell Wood towards Chinnor.

Furthermore, the site's paddock potential can be clearly illustrated by the nearby spacious paddocks.

A large network of bridleways can be found in the local area which is also home to a number of equestrian centres and riding schools offering a wide range of facilities including stabling.

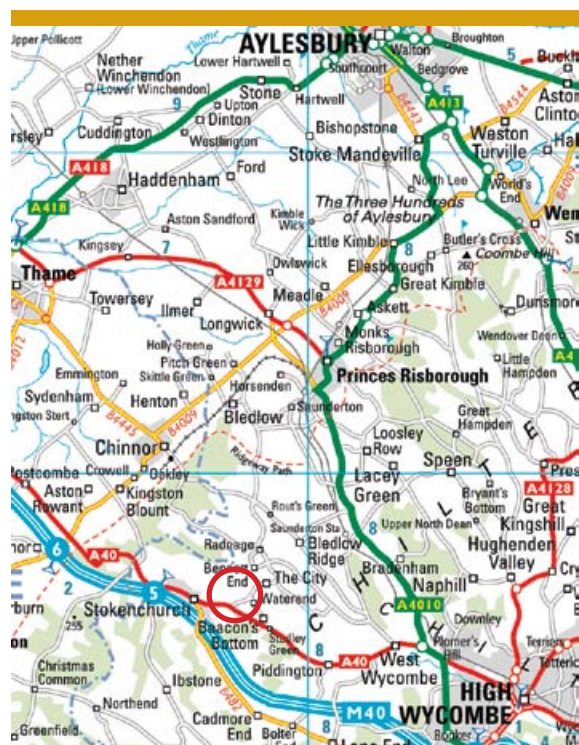
Water End is located within the Chiltern Hills, a stunning area of countryside with rolling hills and woodland. These beautiful landscapes offer visitors a wealth of attractions to experience.

Horse riding is a great way to explore the hills on a network of bridleways and there are plenty of riding centres to choose from.

The Ridgeway lies to the north-west of the site. It is a long distance path, which follows the northern border of the Chilterns for many miles. The western half of the trail is a marvellous route for horse riders and a further 9 mile stretch through The Chilterns can also be ridden west of Princes Risborough.

## METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession. This site is owned by the owner of Vantage Land.



POSTCODE OF NEAREST PROPERTY: HP14 3RS

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Lush pasture land, perfect for grazing or paddock conversion

## LAND VALUES

The latest RICS Rural Land Market Survey reports that **farmland prices increased by 11% in the last 6 months alone resulting in an annual increase in land prices of 19%**.

Looking ahead, **surveyors expect the current trend in rising land prices to continue.**

**Land prices are predicted to increase by up to 10% in the first half of this year alone.** Farmers looking to expand are expected to compete fiercely with investors for land as it becomes more well-known as an asset class with a proven track record of capital growth.

While economic turmoil prevails in financial markets, land is still regarded a safe haven for investment particularly in the context of other asset classes. **The capital value growth of UK farmland is forecast to outperform many commodities markets.**

## ACCESS

The site benefits from over 280 metres of road frontage onto Mudds Bank. Entrance to the site is via a secure gated access. Full vehicular access is granted to all lots via an 8m easement (*shown blue on the site plan*).

## PLANNING

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

## LOCAL AUTHORITY

Wycombe District Council  
Queen Victoria Road  
High Wycombe  
Buckinghamshire  
HP11 1BB

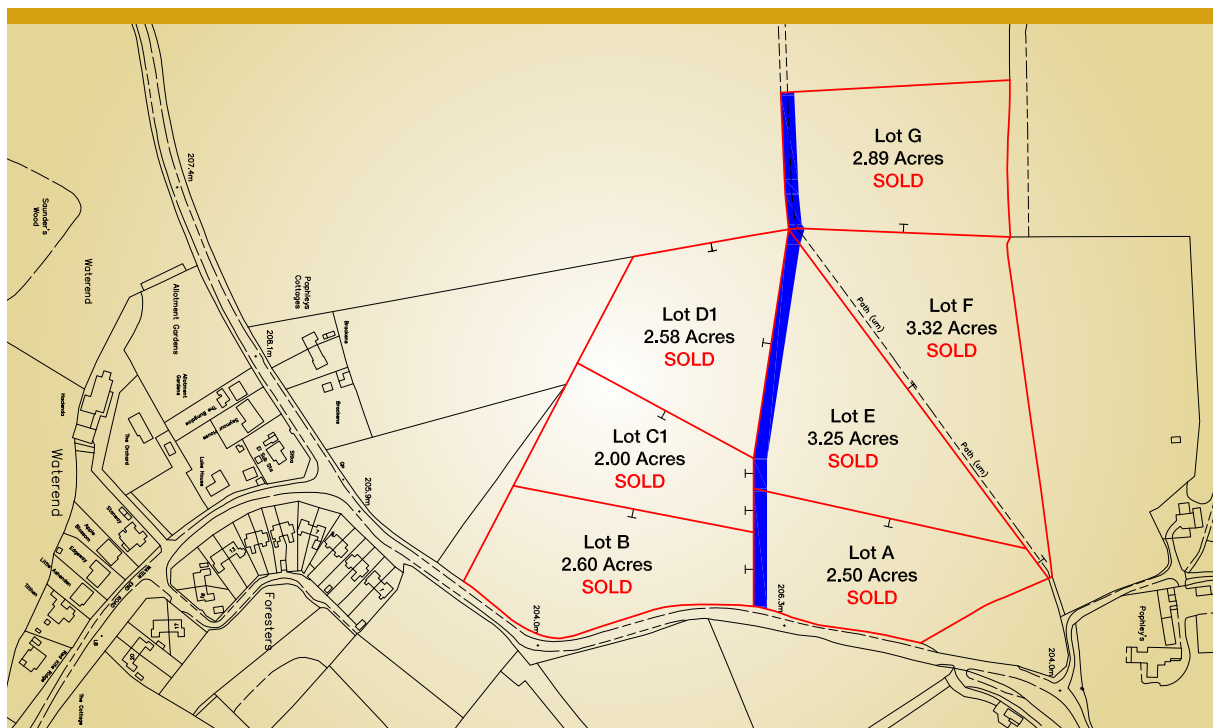
## VIEWING

To arrange a site visit, please call 01727 817479 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).

## GUIDE PRICES

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

Lot A:	2.50 acres	<b>SOLD</b>	Lot E:	3.25 acres	<b>SOLD</b>
Lot B:	2.60 acres	<b>SOLD</b>	Lot F:	3.32 acres	<b>SOLD</b>
Lot C1:	2.00 acres	<b>SOLD</b>	Lot G:	2.89 acres	<b>SOLD</b>
Lot D1:	2.58 acres	<b>SOLD</b>			



### SITE MAP

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