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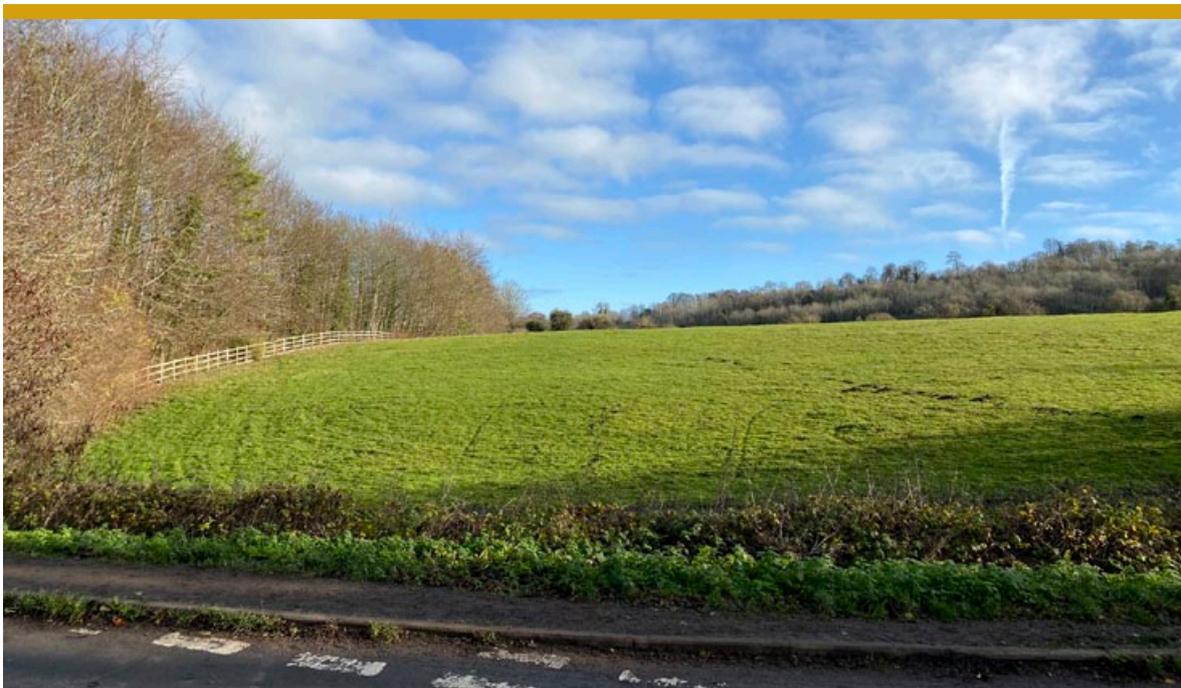
01582 788878

[www.vantageland.co.uk](http://www.vantageland.co.uk)

## 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 to purchase a self-enclosed parcel of attractive pasture land within the London commuter belt. The land measures 5.15 acres and is suitable for a variety of amenity, recreational or other uses (STPP).

The site is bounded by a mixture of fencing and mature hedgerows & trees. The site also enjoys extensive road frontage to West Leith and benefits from securely gated access, 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 64% 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”.

5.15 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.

## 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 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](http://www.dacorum.gov.uk)

## HOUSE PRICES

The land is situated in an affluent area. House prices in Tring are 44% above the regional average and **64% 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.



The site is bounded by a mixture of fencing and mature hedgerows & trees.



Lush pasture land in an affluent area.

## 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, including Stocks Hotel Golf & Country Club and Ashridge, Ivinghoe and Chiltern Forest Golf Clubs 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

Record-breaking low supply and rising demand are elements that have stood out for the land market so far in 2020. The property market was hit hard by the coronavirus pandemic, but **the market for blocks of bare land, in contrast, remains strong.**

Indeed, **the land market has a strong track record of not being very affected in times of economic uncertainty.** Land remains a stable, tangible asset seen as a safe haven by investors for their capital.

Land continues to be in considerable demand for capital investment for many non-farming reasons, including development potential, privacy, tax reasons, or amenity use.

## METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion. If you have an alternative budget or size requirement, we may be able help. Please call 01582 788878 for more information.

## ACCESS

The land enjoys extensive road frontage onto West Leith & the A41 and benefits from securely gated access set back from the road.

## VIEWING

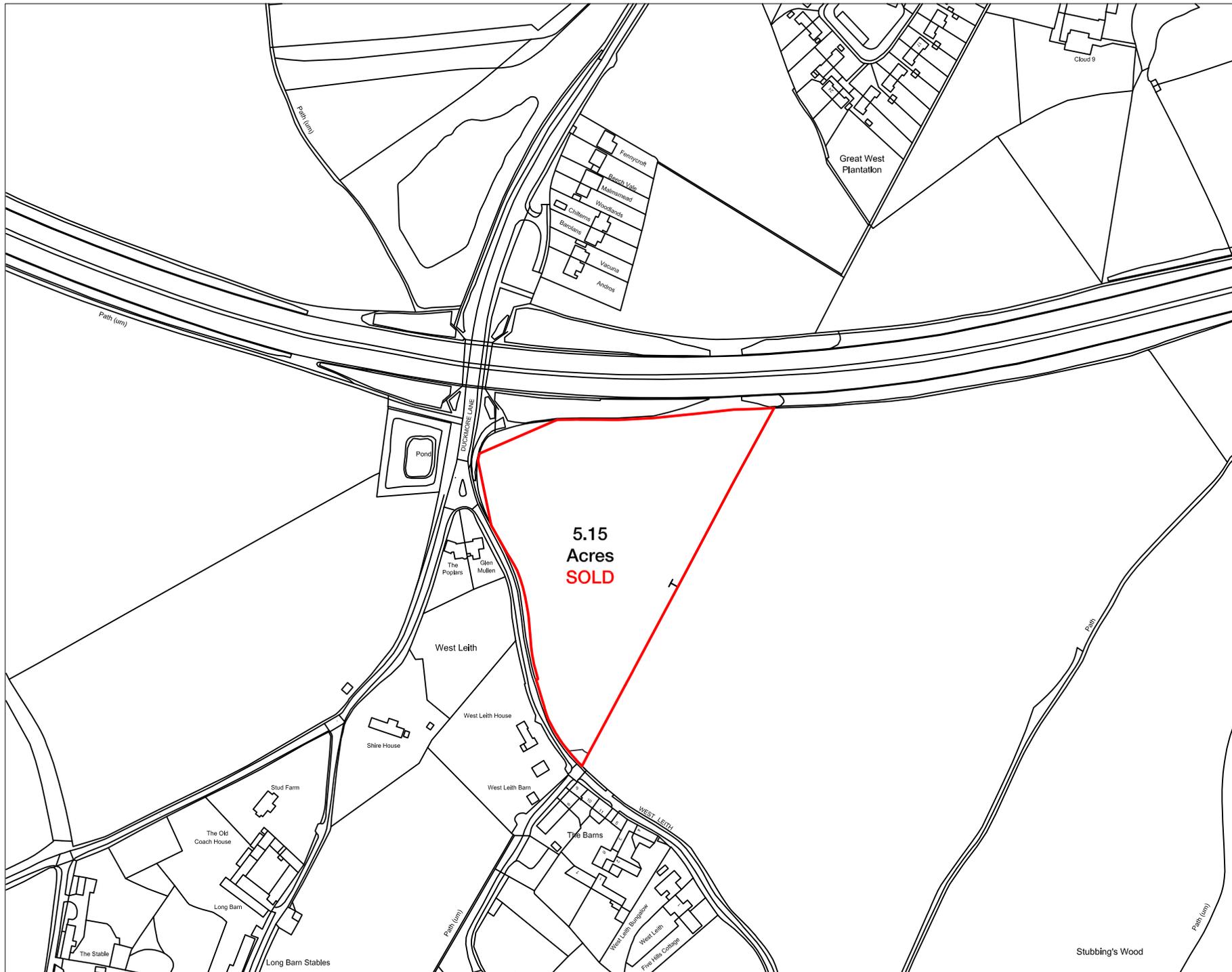
To arrange a site visit, please call 01582 788878 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).



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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.



**5.15 Acres  
SOLD**



17 HIGH STREET  
REDBOURN  
HERTFORDSHIRE, AL3 7LE

TEL: 01582 788878

SITE NAME:

**West Leith, Tring**  
HERTFORDSHIRE

POSTCODE: HP23 6JJ

ORIENTATION:



SCALE:

not to scale

TOTAL ACREAGE OF OWNERSHIP:

**5.15 ACRES**  
The freehold land for  
sale is edged red

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