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LAND FOR SALE ON THE GRAND UNION CANAL

LAND ON THE AYLESBURY ARM OF THE GRAND UNION CANAL &
OFF MODEL ROW, BUCKLAND, BUCKINGHAMSHIRE, HP22 5JA

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



LAND WITH CANAL FRONTAGE

A unique opportunity to own a parcel of land that fronts the Grand Union Canal within a peaceful and affluent location. Measuring 1.27 acres the land is enclosed in the main and benefits from approx. 51m / 170ft of canal frontage.

This flat pasture land is suitable for a range of recreational or amenity uses, such as camping or hobby farming, or a variety of other uses subject to any necessary planning consent. Good gated access is provided from Model Row.

The land is situated on the northern edge of the affluent village of Buckland, north of Aston Clinton and just 3 miles west of Aylesbury. The area enjoys good transport links with the nearby A41 providing a fast, direct link to the M25 and Aylesbury and Tring train stations. House prices in the area are 57% above the national average reflecting the desirability of the area as a place to own property – including land.

Size: 1.27 acres

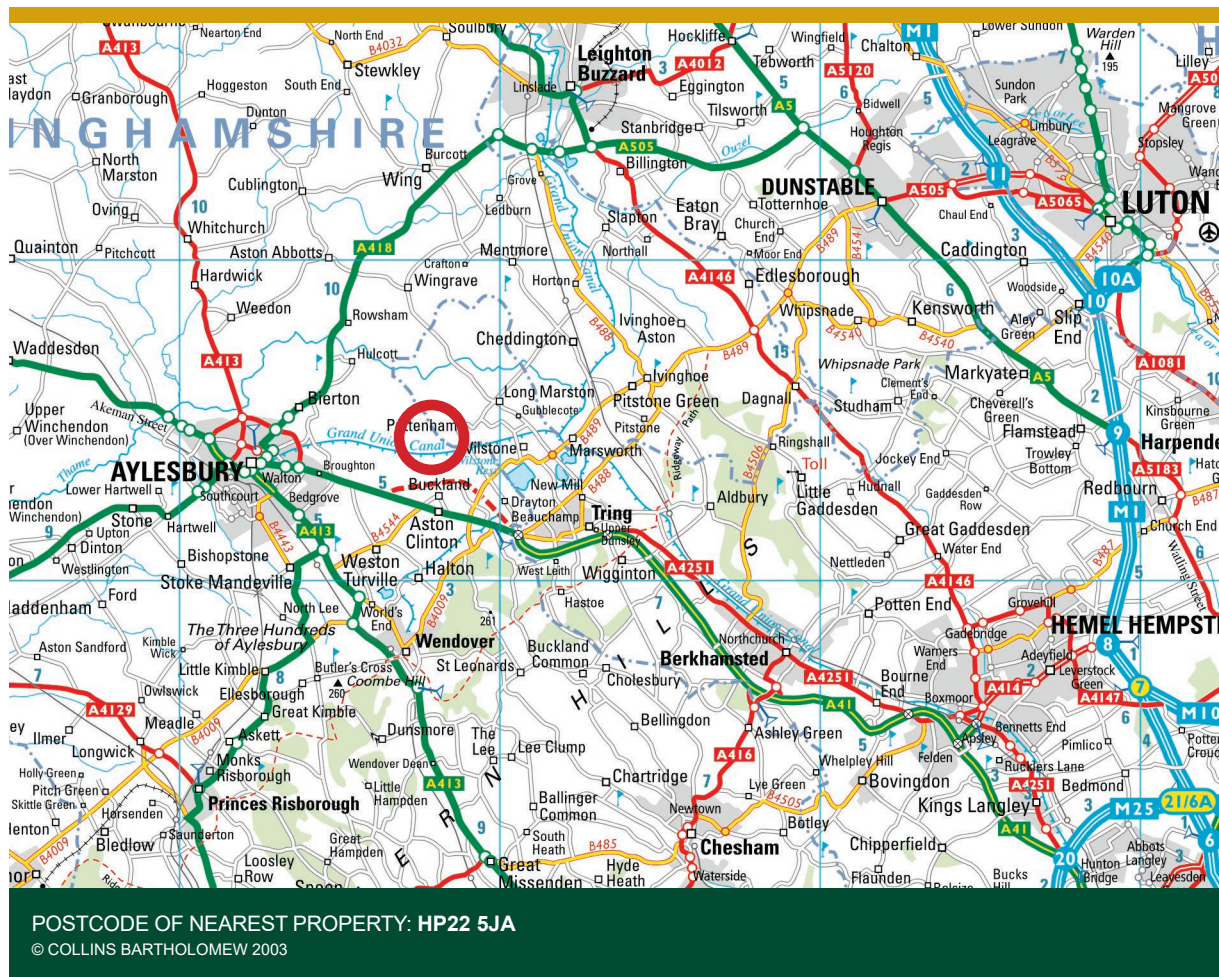
Guide Price: £90,000



A good sized block of land on Model Row road and the Grand Union Canal.



This flat pasture land is enclosed and suitable for a variety of uses.



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 Buckland in Aylesbury, north of the Grand Union Canal.

Just north of Aston Clinton, the area has a lovely rural charm, whilst still benefitting from urban convenience and easy commuting. Due to a rising population there has been an increase in new housing developments in Aston Clinton.

The popular county town of Aylesbury and the charming market town of Tring are both close by.

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.

In contrast, Tring to the east is a small market town with a wealth of independently run shops, cafes, bars and restaurants that give the area a unique character and charm.

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.

GRAND UNION CANAL

The land lies on the northern edge of the Aylesbury Arm of the Grand Union Canal.

The arm branches off from the Grand Union Canal at Marsworth, near the Tring reservoirs and ends at the new £2m marina at the Aylesbury Basin next to the Waterside Theatre and close to all the amenities of the town centre.

The Grand Union Canal links London to Birmingham, passing through rolling countryside, industrial towns and peaceful villages, with plenty to do along the way.

LEISURE & EQUESTRIAN

For the equestrian user the land is situated off a no through road where a bridleway can be found at the end, just ½ mile away. This 2 mile bridlepath leads all the way to the Hamlet of Broughton in East Aylesbury.

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

There are a wealth of attractions close to the site including the Natural History Museum at Tring, the beautiful Wendover Woods, the award winning Waddesdon Manor and Whipsnade Zoo.

LAND VALUES

Land values rose again last quarter by 2%, bringing growth over the past 12 months to 7% with pasture land prices in the region 16% higher than the average.

Once again land has outperformed other asset classes during this time especially at a time when most residential property prices fell.

A lack of supply and continued strong demand from a wide variety of buyers helped support these rising land values, despite the recent downturn in economic conditions as land continues to be regarded as a tangible safe-haven for investors.

Going forward, the outlook for the land market is positive as the trend of low supply and high demand look set to continue to drive up land values.

HOUSE PRICES

The land is situated within an affluent area where house prices in Buckland are **57% above the national average** (Zoopla).

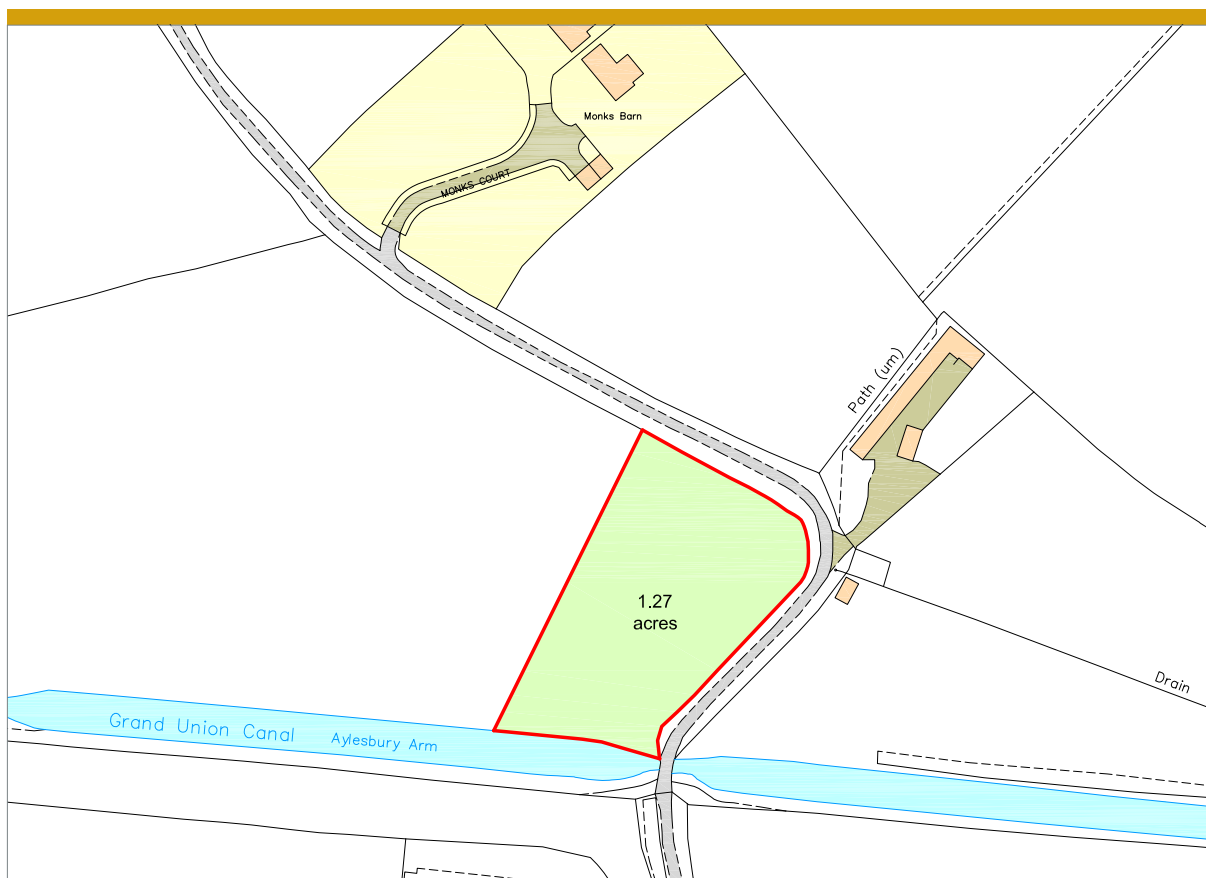
These premium house prices reflect the desirability of the area as a place to live and own property – including land.



The land fronts the Aylesbury Arm of the Grand Union Canal



The land benefits from approx. 51m / 170ft of canal frontage onto the Grand Union Canal



SITE MAP

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PLANNING

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

LOCAL AUTHORITY

Buckinghamshire Council (Aylesbury Vale Area)
www.buckinghamshire.gov.uk

OVERAGE

Uniquely there is **no overage or clawback on this land** – rare in today's land market.

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 onto Model Row from where it can be accessed via a gate. The land also benefits from approx. 51m / 170ft of canal frontage onto the Aylesbury Arm of the Grand Union Canal.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The gated entrance to the land can be found here; [///dignify.prancing.unopposed](http://dignify.prancing.unopposed)

VIEWING

To arrange a site visit, please call 01727 701303
or email enquiries@vantageland.co.uk.



Good gated access from Model Row

THE PROPERTY MISDESCRIPTIONS ACT 1991

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