



VANTAGE  
LAND  
01727 701303

GATED  
ENTRANCE

2.00 acres

KERRIDGE FIELD, MARLOW, BUCKINGHAMSHIRE  
LAND FOR SALE ON SEYMOUR PLAIN ROAD, MARLOW, SL7 3BY



DO NOT MISS OUT! LAND IN THIS PRESTIGIOUS LOCATION IS RARELY AVAILABLE!

Vantage Land are extremely excited to present to you this good-sized block of land in the highly sought-after town of Marlow.

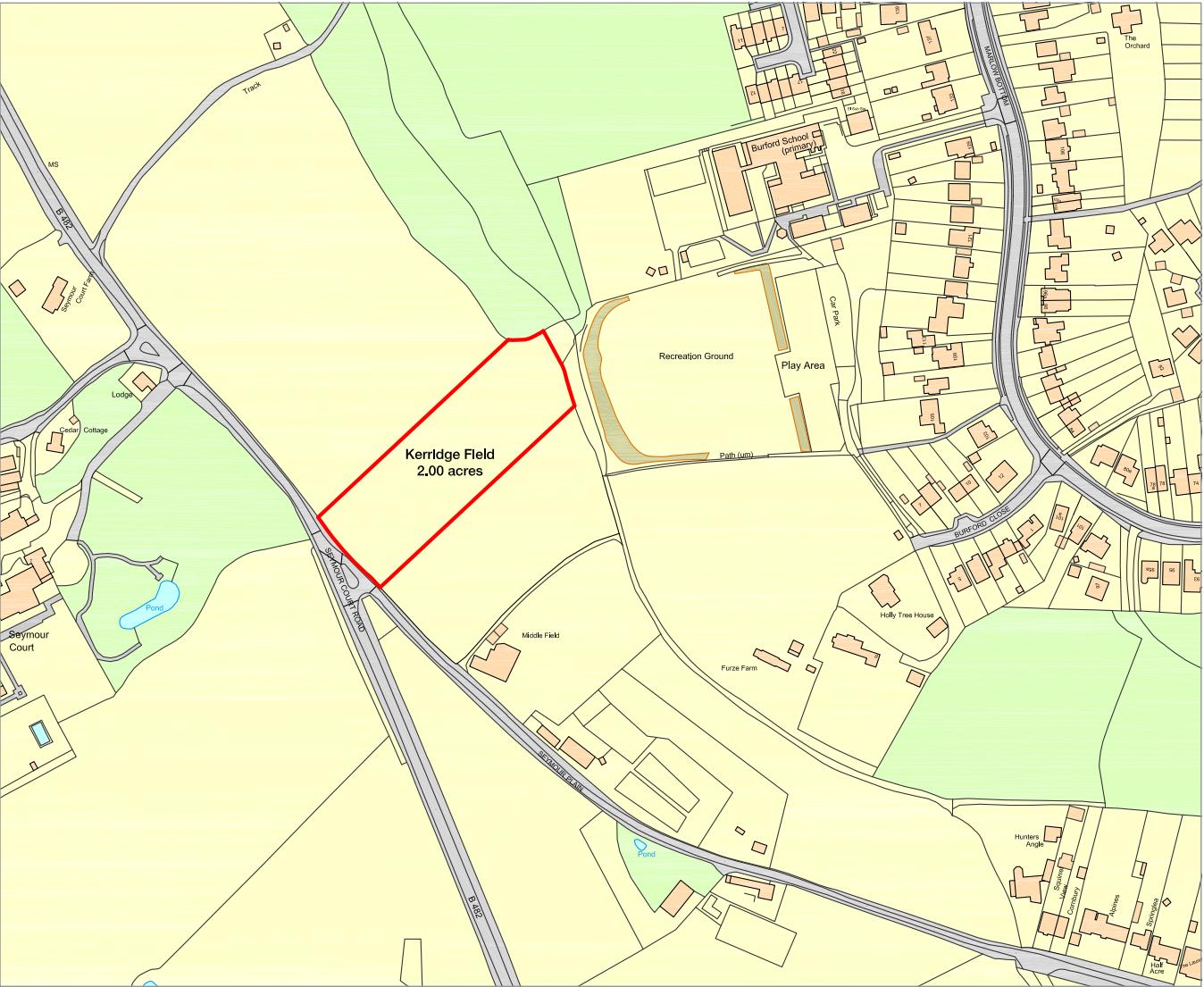
This gently sloping, 2-acre parcel of grazing land features direct gated access and excellent road frontage. It is screened from the road by mature hedgerow and trees, and the south-eastern boundary is believed to be fenced.

Lying just off the Marlow Road, the land is stone's throw away from the centre of Marlow and all it has to offer. An affluent town on the River Thames, Marlow has an abundance of shops, cafés, bars and restaurants.

The area also boasts fantastic transport links making the site easily accessible from London, Oxford and the Midlands via the M40, and from London Heathrow and the South West via the M4.

The desirability of this area is reflected in its property prices, which are more than *double* the national average. It's therefore not surprising to learn that there is a recognized need for housing within the district, and the Local Plan has removed six sites from the within the Green Belt and Chilterns National Landscape and allocated them for development.

Size	Guide Price
2.00 acres	£160,000







## LOCATION

- ◆ 3.4 miles to High Wycombe
- ◆ 5.2 miles to Maidenhead
- ◆ 6.1 miles to Henley-on-Thames
- ◆ 10.1 miles to Slough
- ◆ 10.5 miles to Windsor
- ◆ 12.2 miles to Reading
- ◆ 13.5 miles to Uxbridge
- ◆ 28.9 miles to Central London

## TRANSPORT LINKS

- ◆ 1.3 miles to the A404
- ◆ 1.4 miles to Marlow Train Station
- ◆ 2.0 miles to M40 (J4)
- ◆ 5.4 miles to Maidenhead Train Station (National Rail & Elizabeth Line) \*
- ◆ 6.6 miles to M4 (J8/9)
- ◆ 16.4 miles to London Heathrow Airport

\* Journey Times: 6 mins to Slough; 11 mins to Reading; 23 mins to London Paddington

Marlow is an attractive and stylish town located on the River Thames. This historic and vibrant market town boasts a variety of boutique shops, cafés, bars, and restaurants, all contributing to its unique charm. There are several highly rated schools in Marlow and local businesses flourish, with its easy connections to the Thames Valley and London.

Situated on a beautiful stretch of the River Thames, between the world-renowned towns of Windsor to the east and Henley-on-Thames to the west, Marlow is surrounded by the beautiful countryside of the Chiltern Hills.

It is also superbly located between the towns of Maidenhead to the south and High Wycombe to the north. The latter has undergone major redevelopment and is home to one of the largest high-end shopping and leisure centres in the UK.

Marlow sits west of the A404 an important link between the M4 and M40 motorways, making the land easily accessible from London.

Furthermore, Marlow station offers regular train services to London Paddington via Maidenhead, which also lies on the Elizabeth line.



## LOCAL DEVELOPMENT

The local council's Wycombe District Local Plan was adopted in August 2019. The plan identifies the main areas where new homes will be created.

The Local Plan has removed 5 sites from the Green Belt that wholly lie within the Chilterns National Landscape (formerly AONB) and allocated them for residential development. Another site has been allocated for commercial use.

The closest of these sites is less than half a mile from the land for sale. This 0.74 acre site has been allocated for residential development for 9 new homes.

Another site just under a mile from the land for sale on High Heavens Wood measures 2.82 acres and has been allocated for residential development for 20 new homes.

Since then, a unified Buckinghamshire Council was formed in 2020 bringing all the districts together. This coincided with a new national planning policy requiring **a 48% increase in the number of new homes needing to be built in the area.**

This has led to the local council stating that *“we will need to consider all available site options if we are able to accommodate this level of housing growth”*.

## LOCAL AUTHORITY

Buckinghamshire Council  
[www.buckinghamshire.gov.uk](http://www.buckinghamshire.gov.uk)



The land lies on a residential road on the northern edge of the sought-after town of Marlow.





Don't miss out on this 2 acres of gently sloping pasture land.

## LAND DESIGNATION

The land is situated within the Chiltern Hills National Landscape and the Metropolitan Green Belt. Any development or change of use would be subject to the appropriate permission.

## PLANNING

There are no current or past planning applications on the land.

## PROPERTY PRICES

The land is situated within an extremely affluent area. Property prices in Marlow are 58% above the county average and **110% above** the national average (*Source: Zoopla*). These premium house prices reflect the desirability of the area as a place to live and own property – including land.

## OVERAGE

The land is subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than that which is for agricultural or equestrian purposes. The Overage period is 20 years from April 2021 and is for the benefit of a previous owner.





## LEISURE & EQUESTRIAN

The entrance to the land offers direct access to a bridleway that runs peacefully along Seymour Plain and through Hunts Wood. A short distance from there, another bridleway connects to the Chiltern Way, providing access to an extensive network of bridle paths. Additionally, a network of nearby footpaths also lead to the Chiltern Way.

After a long trek in the countryside you can enjoy a drink and a meal in one of Marlow's award winning eateries, The Coach and The Hand & Flowers, both Michelin-starred.

Situated on a beautiful stretch of the River Thames means you can take river cruises to both Henley-on-Thames, home to the world renowned regatta, and Windsor, home to Legoland and Windsor Castle.

## LAND VALUES

Pasture land prices in the region are **14% higher than the average** as land values rose again last year, despite numerous challenges in the local market & global economy. This once again shows the inherent resilience of agricultural land as a tangible asset.

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by the fact that, **in the past 5 years, land values have risen by 31%**, outperforming the FTSE 100, UK property prices and interest from savings in the bank.

These rises are driven by historically low levels of land availability, as demand continues to outstrip supply.





The land benefits from road frontage and direct gated access.

## 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 approx. 52 metres of road frontage and benefits from direct gated access from Seymour Plain Road. A right of way for other land owners runs along the roadside boundary.

## WHAT3WORDS

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

The approximate location of the entrance on can be found here – [///tips.horn.diary](http://tips.horn.diary)

## VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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