




VANTAGE
LAND
01727 701303

Savecroft End

SAVECROFT END, BELLINGDON, BUCKINGHAMSHIRE
LAND FOR SALE OFF CHESHAM ROAD IN BELLINGDON, CHESHAM, HP5 2XN

LAND FOR SALE IN A HIGHLY SOUGHT-AFTER AREA WITH DIRECT LINKS TO LONDON

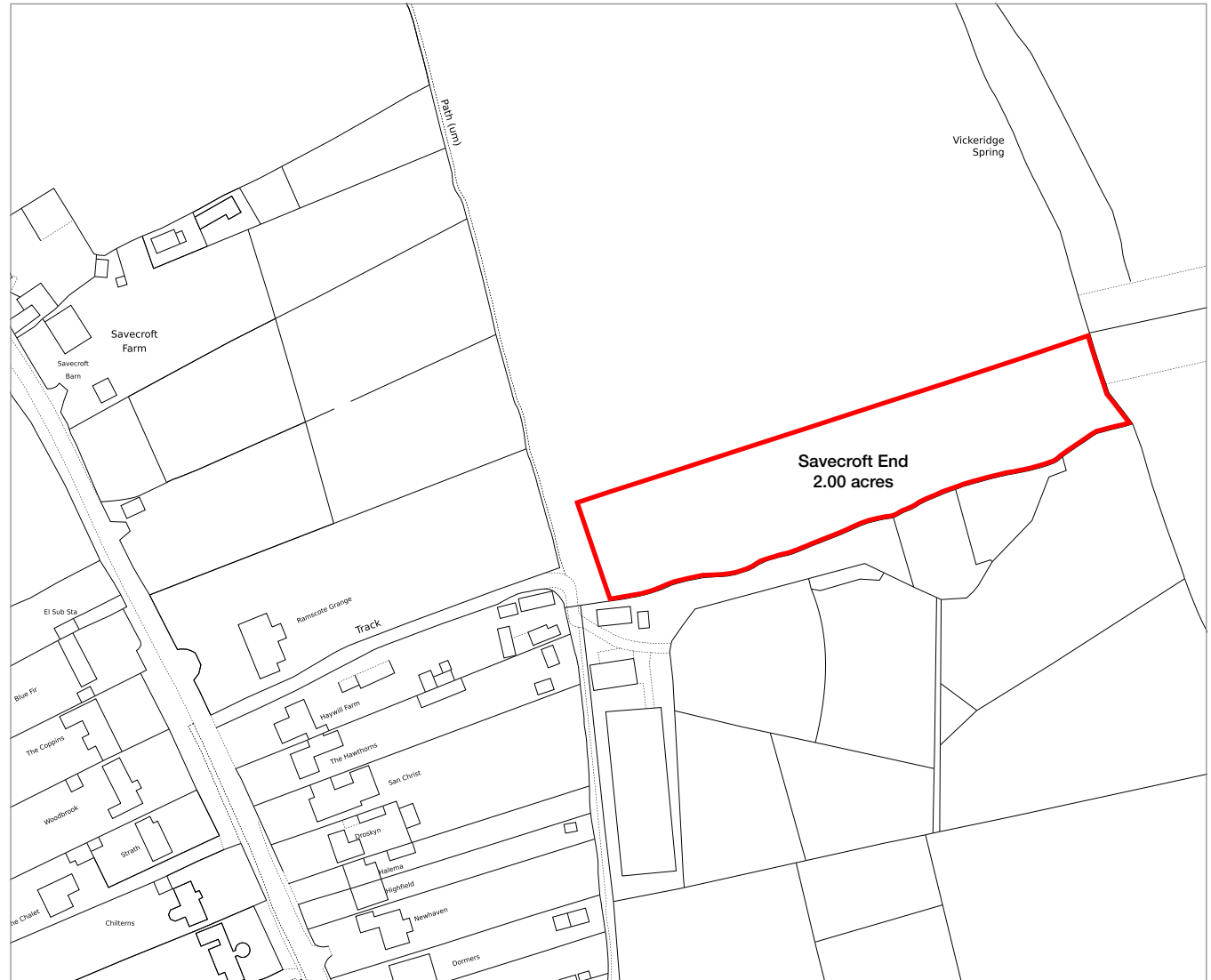
This is a fantastic opportunity for you to own a parcel of land in the desirable village of Bellingdon, Chesham.

This level site measures 2 acres and is bordered by mature hedgerow to the south and woodland to the east.

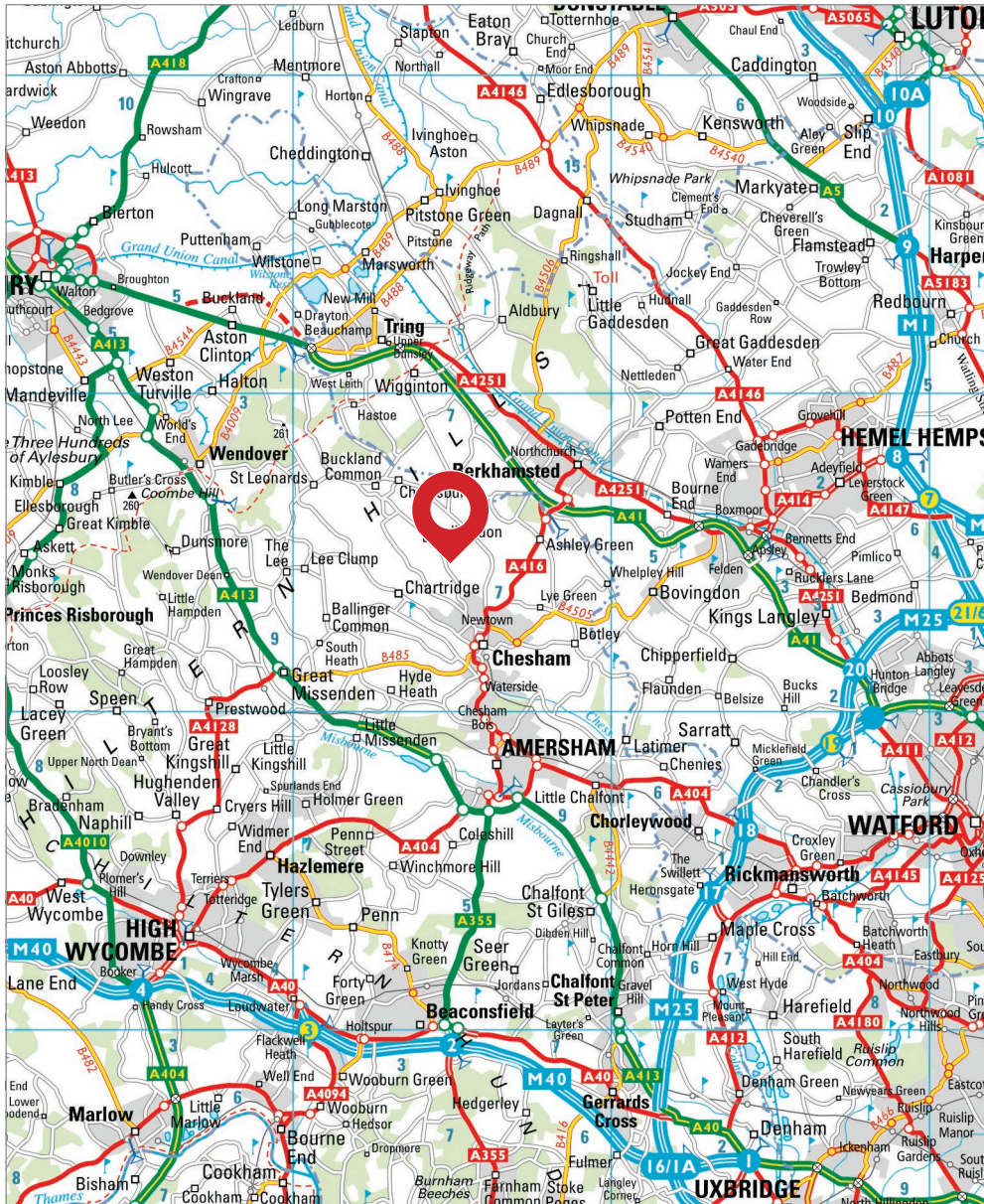
The land can be used for a variety of recreational and amenity uses subject to any necessary consents. There has also been some small scale development in the local area (*see page 4*).

The land lies just off the residential Chesham Road in an extremely affluent area where property prices are nearly *triple* the national average.

It's not hard to see why, with Chesham High Street close by offering a wide range of amenities and an underground station with direct links into London.



Size	Guide Price
2.00 acres	£50,000



LOCATION

- ◆ North of Chesham
- ◆ 3.2 miles to Berkhamsted
- ◆ 3.8 miles to Amersham
- ◆ 4.6 miles to Tring
- ◆ 6.6 miles to Hemel Hempstead
- ◆ 9.9 miles to Aylesbury
- ◆ 11.0 miles to Watford

The site lies on the northern edge of Chesham in the highly sought-after village of Bellingdon.

Bellingdon is an extremely desirable and affluent area with a thriving local community that enjoys regular events at the local village hall.

The village is contiguous with the market town of Chesham where you can find a range of local shops, cafés, restaurants and amenities along its pedestrianised high street, as well as the Metropolitan Line underground station for direct access to London.

TRANSPORT LINKS

- ◆ 1.9 miles to Chesham Tube Station *
- ◆ 2.5 miles to the A41
- ◆ 3.5 miles to Berkhamsted Train Station **
- ◆ 3.9 miles to the A413
- ◆ 8.0 miles to the M25 (J20)
- ◆ 14.4 miles to London Luton Airport

For mainline rail services, nearby Berkhamsted offers frequent trains to London Euston in just over half an hour. You can also enjoy the variety of boutique shops, cafés and restaurants that the town has to offer.

For high-street favourites, the larger towns of Hemel Hempstead and Watford are easily accessible via the nearby A41, each providing a huge variety of retail, dining and entertainment options. The M25 is also close to hand.

* On the Metropolitan Line of the London Tube Network

** Journey Times: 11m to Watford; 28m to Milton Keynes; 32m to London Euston

For those looking for outdoor pursuits, the area has a wealth of footpaths for you to explore the spectacular Chilterns countryside.

PROPERTY PRICES

The land is situated within an extremely affluent area. Property prices in Bellingdon are 108% above the county average and **182% above** the national average (*Source: Zoopla*).

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

LOCAL DEVELOPMENT

There are numerous examples of land being granted approval for agricultural buildings and stables in the local area.

Furthermore, a 0.37 acre parcel of land on Hawridge Land, just a mile from the land for sale, was granted a certificate of lawfulness for a static caravan for residential purposes (Planning Ref. [PL/23/0562/EU](#)).

Then, two years later, planning permission was granted to replace this caravan with a 2-bed bungalow (Planning Ref. [PL/25/1508/FA](#)).

LOCAL AUTHORITY

Buckinghamshire Council
www.buckinghamshire.gov.uk

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 HISTORY

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

LAND VALUES

Average pasture land prices within the region are **9% higher** than the national average. 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 **over the past five years, land values have risen by 26%** outperforming the residential property 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 can be easily accessed via a footpath (CRT/42/1) from Chesham Road. Full vehicular access is granted over an easement from a gate on Chesham Road to the north-east.

WHAT3WORDS

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

Access via the footpath can be found here – [///rainy.hogs.employers](http://rainy.hogs.employers)

The gated entrance for vehicular access can be found here – [///delight.lands.recitals](http://delight.lands.recitals)

The western boundary of the land can be found here – [///moral.sake.posts](http://moral.sake.posts)

VIEWING

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

THE PROPERTY MISDESCRIPTIONS ACT 1991

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