



VANTAGE
LAND
01727 701303



BARNS VIEW PADDOCK, TRING, HERTFORDSHIRE
LAND FOR SALE ON WEST LEITH ROAD IN TRING, HP23 6JJ

LAND FOR SALE ON A RESIDENTIAL ROAD JUST A SHORT WALK FROM TRING HIGH STREET

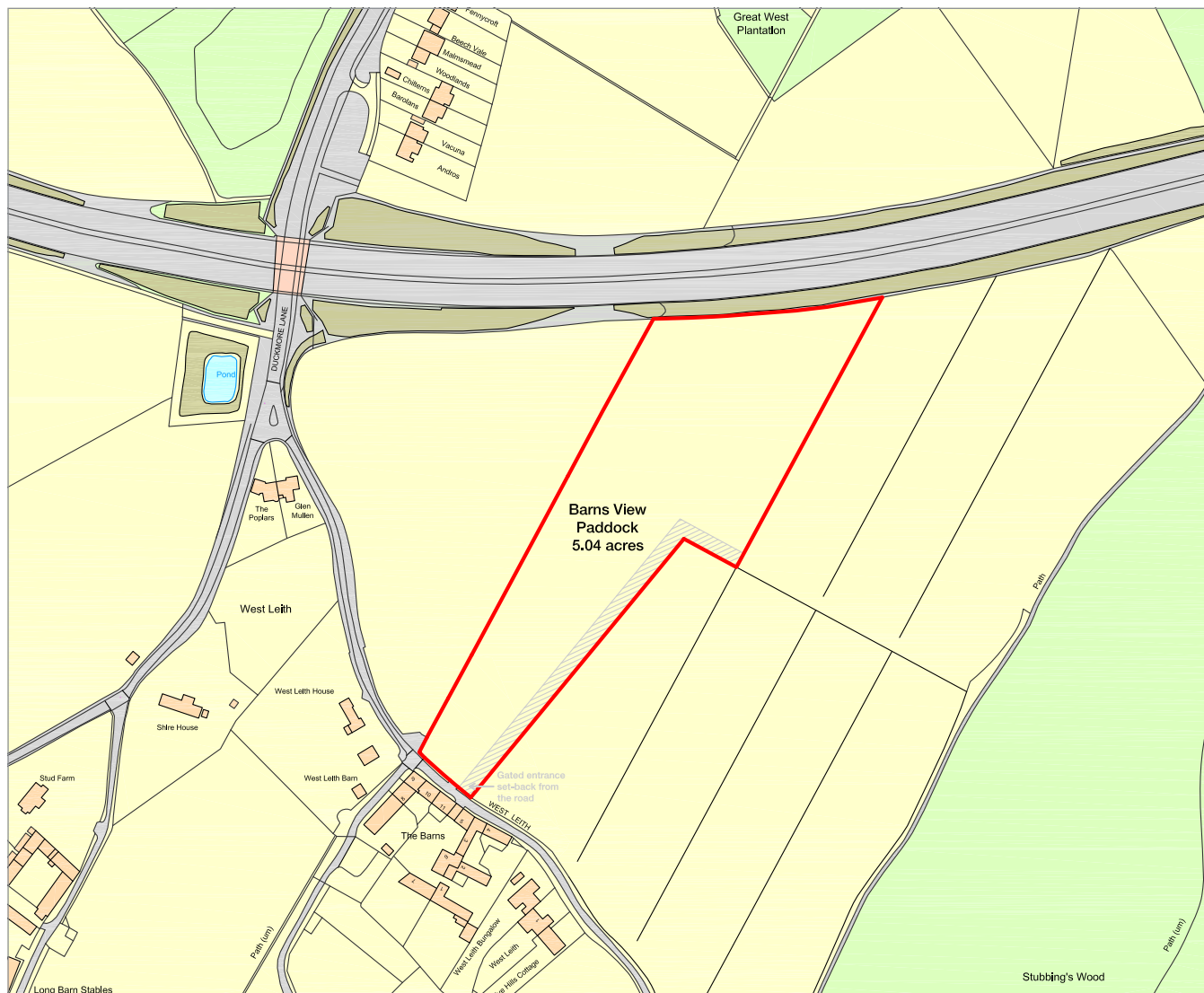
Don't miss out on this extremely desirable opportunity to own a self-enclosed parcel of attractive pasture land within the highly sought-after and affluent town of Tring.

Measuring just over 5 acres, the land is suitable for a variety of recreational and amenity uses, subject to any necessary consents.

The land enjoys extensive road frontage and benefits from excellent access via a secure double-gated entrance that is set back from the road.

Superbly located on the southern edge of Tring, the land is within a 15-minute walk of the vibrant High Street, which offers an excellent range of independent shops, cafés, bars and restaurants along with everyday amenities. It is also superbly located for road and rail links into London.

It's no wonder then, that property prices in Tring are 70% 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”.



Size	Guide Price
5.04 acres	£195,000



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.

TRANSPORT LINKS

- ◆ 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)

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.

* Journey Times: 17 mins to Watford Junction; 21 mins to Milton Keynes Central; 39 mins to London Euston



An attractive parcel of gently undulating pasture land in a desirable location.

LOCAL DEVELOPMENT

Two parcels of land bordering the land for sale have been granted planning permission for timber sheds. One of these, together with another parcel of land on the opposite side of the road, has also been granted planning permission for a change of use for dog walking.

LOCAL AUTHORITY

Dacorum Borough Council
www.dacorum.gov.uk

PLANNING HISTORY

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

PROPERTY PRICES

The land is situated within an affluent area. Property prices in Tring are **70% 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.

RECREATION

Tring is a very attractive place to visit. 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. Just a short walk from the museum – and less than a mile from the land for sale – is the 264 acre Tring Park. It 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 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 DESIGNATION

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 or change of use would be subject to the appropriate permission.



METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.

ACCESS

The site enjoys extensive road frontage onto both the West Leith road & A41. Direct access from West Leith is via a secure double-gated entrance that is set-back from the road. A right of way for other land owners runs along the south-eastern boundary of the land. Please call 01727 701303 if you require any further information.

WHAT3WORDS

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

The entrance to land can be found here – <///eagle.buzzing.outbursts>

VIEWING

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

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 and is for the benefit of a previous owner.

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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances 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.