



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

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

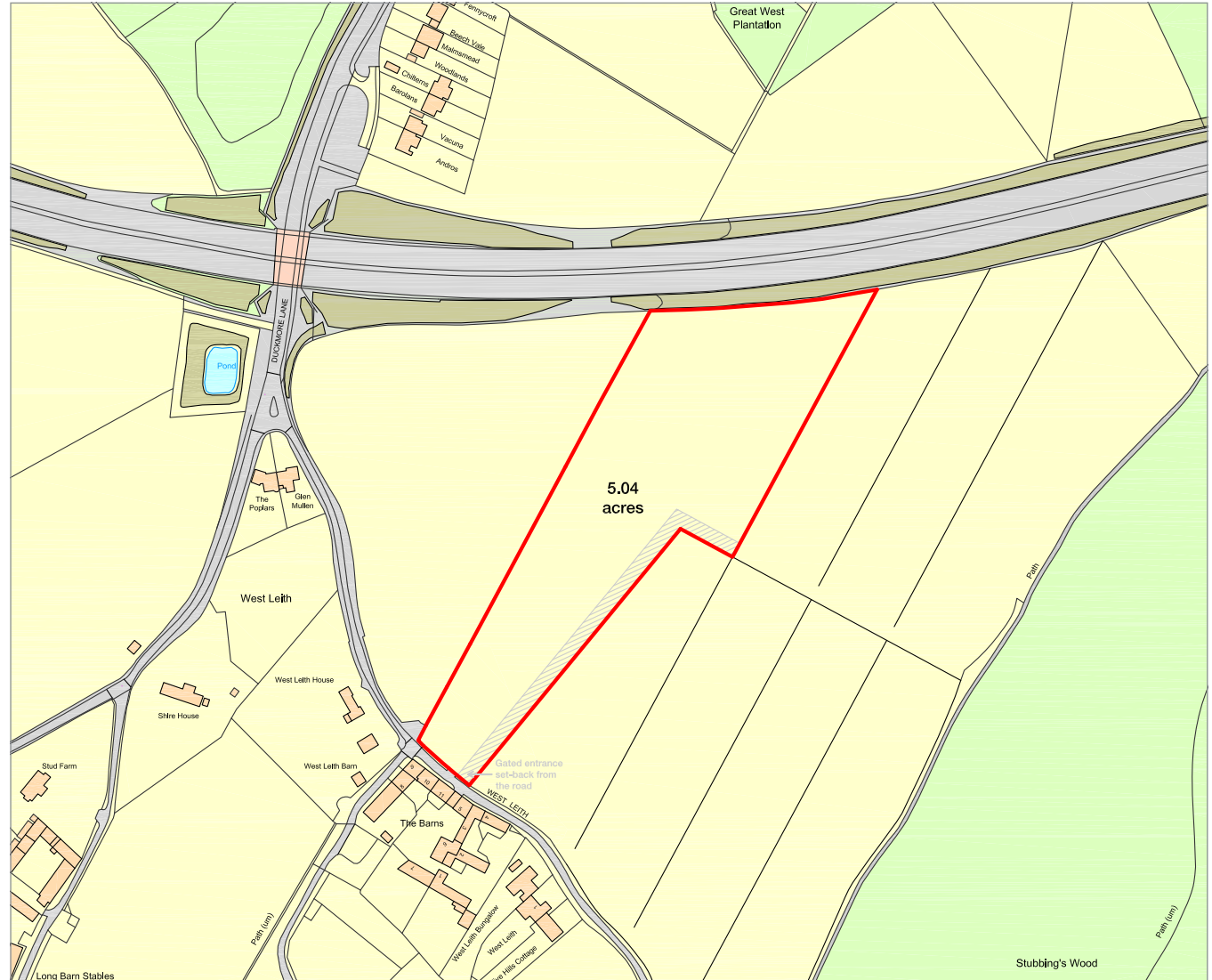
A desirable opportunity to purchase a self-enclosed parcel of attractive, gently undulating pasture land within the London commuter belt.

Totalling just over 5 acres, the land is suitable for a variety of amenity, recreational or other uses (STPP).

The site enjoys extensive road frontage and benefits from excellent access via a secure double-gated entrance that is 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 79% 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	£175,000



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)

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

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.

METHOD OF SALE

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

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

LOCAL DEVELOPMENT

The local council's strategic plan has 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 to the north, within the Chilterns Area of Outstanding Natural Beauty (AONB) and the Green Belt, for 226 high quality homes.

LOCAL AUTHORITY

Dacorum Borough Council
www.dacorum.gov.uk



PROPERTY PRICES

The land is situated within an affluent area. Property prices in Tring are **79% 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 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.

LAND VALUES

Land values in the region rose by 6% last year, higher than the national average, 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 low levels of land availability, as demand continues to outstrip supply.



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

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, 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 provide plenty of locations to improve your game, whereas the renowned Pendley Manor and Champneys Health Resort provide a touch of pampering close by.



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 another 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](https://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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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