



Land off Watery Lane, Astrope, Long Marston,
Hertfordshire, HP23 4PJ.

HOWKINS &
HARRISON

Land off Watery Lane, Astrope, Long Marston, Hertfordshire, HP23 4PJ.

An exciting opportunity to acquire a block of permanent pasture situated between Astrope and Long Marston.

Features

- Pastureland extending to approximately 18.52 acres
- Outskirt of village location
- Freehold with vacant possession upon completion
- Potential alternative use subject to obtaining the necessary planning permission

Location

The land is situated off Watery Lane to the southwest of the village of Long Marston. Long Marston itself lies approximately 4.5 kms northwest of Tring.

Tring is a market town that lies between the towns of Aylesbury and Berkhamsted. It has good access to the wider road network and is within 13 miles of the M25 motorway. Tring lies close to the A41 which is the main arterial route providing direct access to London and has a rail station providing direct access to London and the wider rail network.

The location is shown on the plan.

Description

The land is a single enclosure of pastureland which extends to 18.52 acres (7.49 hectares) in total or thereabouts, with well-defined mature hedgerow and tree boundaries throughout. The parcel has previously been used for grazing livestock.

Access to the land is direct off the public highway known as Watery Lane. According to Natural England, the land is classified as Grade 3 on the Agricultural Land Classification Maps, being freely draining slightly acid but base-rich soil, with high fertility. The land would be suited to equestrian or alternative use subject to obtaining the necessary planning consents.

The property is available as a whole.



Rights of Way Etc

Access to the property is via gates in the south-east and south-west corners, both off the single track public highway known as Watery Lane.

There are two public footpaths crossing the property.

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the same whether disclosed or not.

Overage Clause

The property will be sold subject to a development uplift clause which will reserve 30% of any increase in value on each and every non-agricultural or non-equestrian development that takes place within a period of 30 years from the date of sale.

Services

The property doesn't not benefit from any connected services.

Purchasers should note that it is their specific responsibility to make their own enquiries to the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services. The cost of providing such services to the site will be at the purchaser's own expense.

LOCATION PLAN



Tenure & Possession

The property is offered for sale freehold with vacant possession upon completion.

Title

The land is currently registered under title number HD215324.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Fixtures & Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded.

Anti Money Laundering Regulations

We are required under due diligence, as set up under HMRC, to take full identification (e.g., photo ID and recent utility bill as proof of address) of a potential purchaser upon submitting an offer on a property.

Local Authority

Dacorum Borough Council – 01442 228000

What3Words

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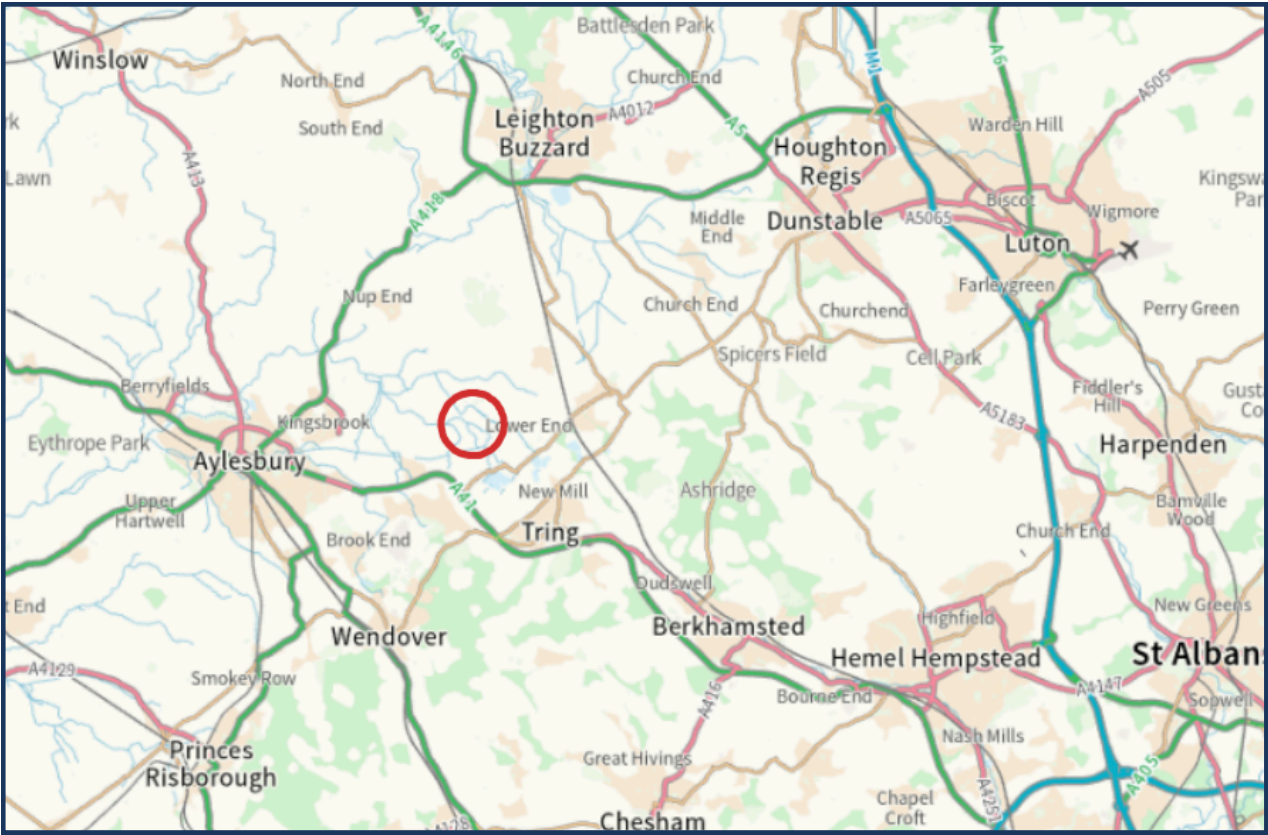
Viewing

Strictly by prior appointment via the selling agent:

Howkins & Harrison Towcester Office:

P: 01327 397979

E: Tayla.cave@howkinsandharrison.co.uk



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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