

LAND AT MAIN ROAD NORTH
Dagnall, Buckinghamshire



BRIGGS & STONE
land & property consultants



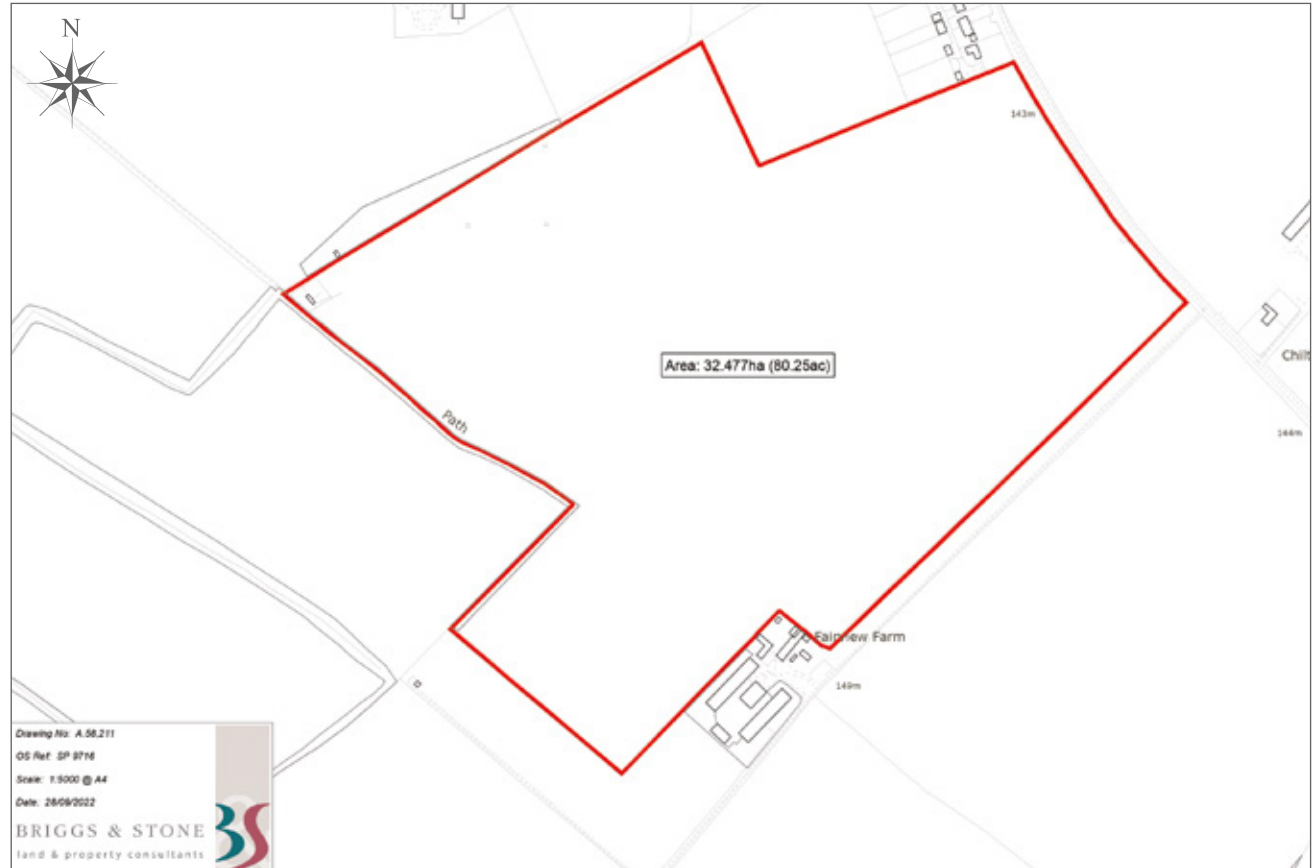
A well located block of arable land offering a wide range of alternative uses

Property Summary

- Productive arable land
- Range of potential uses (subject to necessary consents)
- Mains water
- Road frontage and direct access onto Main Road North

Approximately 80.25 acres (32.477 hectares)

Available as whole or in two lots



Location and Situation

The land lies between the Buckinghamshire villages of Edlesborough and Dagnall. Dagnall is a small village, located approximately 6.9 miles to the north of Berkhamsted and 4.7 miles to the south of the centre of Dunstable. Road and rail communications are generally good in the area, with access to the A41 at Tring just a few miles to the west. Berkhamsted and Hemel Hempstead stations offer direct rail services into London Euston in approximately 30 minutes (on selected services). There is road frontage and direct access onto the B440 (Main Road North).

Description

A compact parcel of arable land formerly part of the now disused RAF Edlesborough site. The land has potential for alternative uses in close proximity to the popular towns of Tring, Dunstable and Hemel Hempstead. The land is bordered by the existing Ministry of Defence security fencing.

Gated access is available from Main Road North.

The land is contained in a single workable enclosure and classified as Grade 3 land on the Provisional Agricultural Land Classification Series. The soils are identified as being predominantly shallow lime-rich over chalk and limestone.

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Planning

The land lies within the Green Belt and Chilterns Area of Outstanding Natural Beauty (AONB). The property also lies within the Chiltern Beechwoods Special Area of Conservation. There are widespread residential and employment development proposals nearby in the major conurbations. The land could provide invaluable Suitable Alternative Natural Greenspace (SANG) or Biodiversity Net Gain (BNG) opportunities and other alternative uses given its proximity to Tring, Hemel Hempstead and Dunstable. Buyers are advised to satisfy themselves as to potential alternative uses.

Overage

The land will be sold subject to an overage provision. The overage will entitle the Secretary of State for Defence 50% of any increase in value arising from the grant of planning for anything other than agricultural and private equestrian use before 16th May 2028. Further details available on request.

Tenure & Possession

The land is offered freehold with vacant possession granted upon completion.

Services

Mains water is connected.

Wayleaves, Easements & Rights of Way

A public footpath runs parallel to the B440 and then diverts along the south eastern boundary. The land is sold with the benefit or burden of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

Basic Payment Scheme

Basic Payment Scheme has been claimed.

Environmental Schemes

The land is not included in any environmental scheme or woodland grant schemes.

Mineral & Sporting Rights

The mines, minerals and sporting rights, such as they exist are included in the freehold.

Local Authority

Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, Buckinghamshire, HP19 8FF.

Method of Sale

Private Treaty.

Legal Costs

The parties are to bear their own costs.

Location

What3words gate entrance: [///breathing.dorms.safari](https://www.what3words.com/#!/breathing.dorms.safari)
Postcode: HP4 1RE

Viewings

By appointment through selling Agents, Briggs and Stone Ltd.

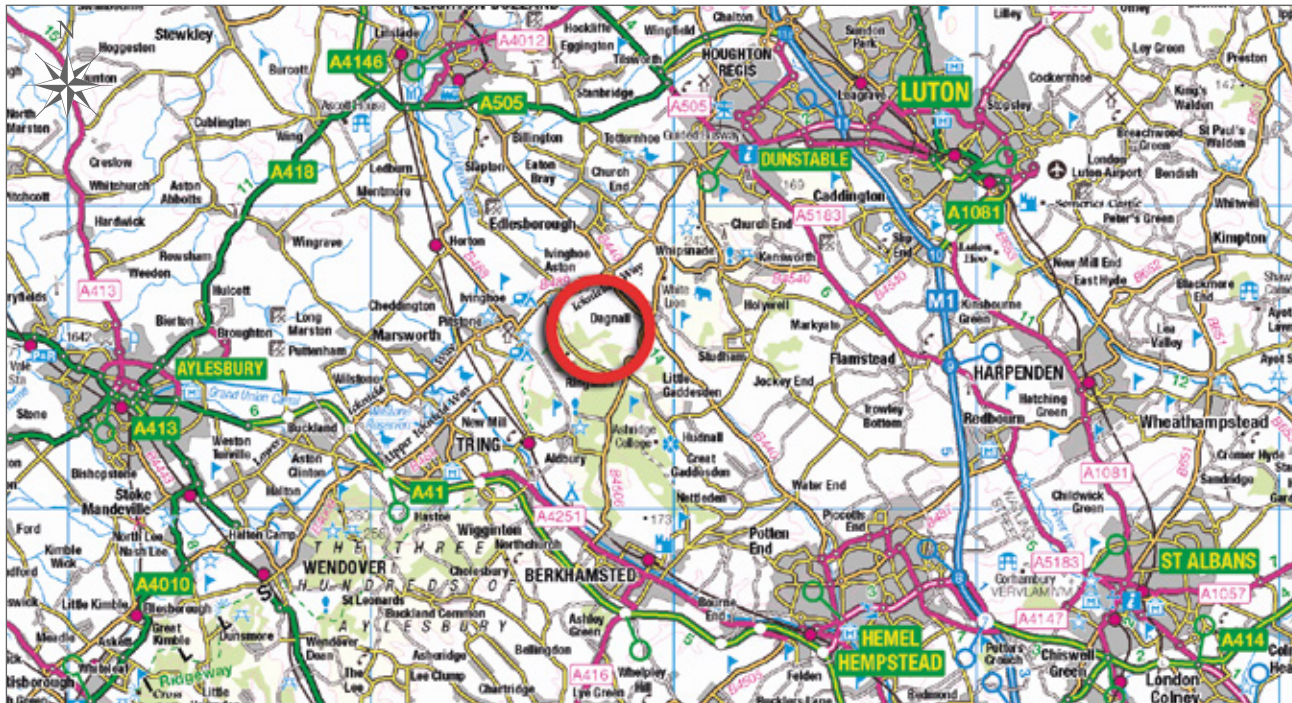
Edward Briggs

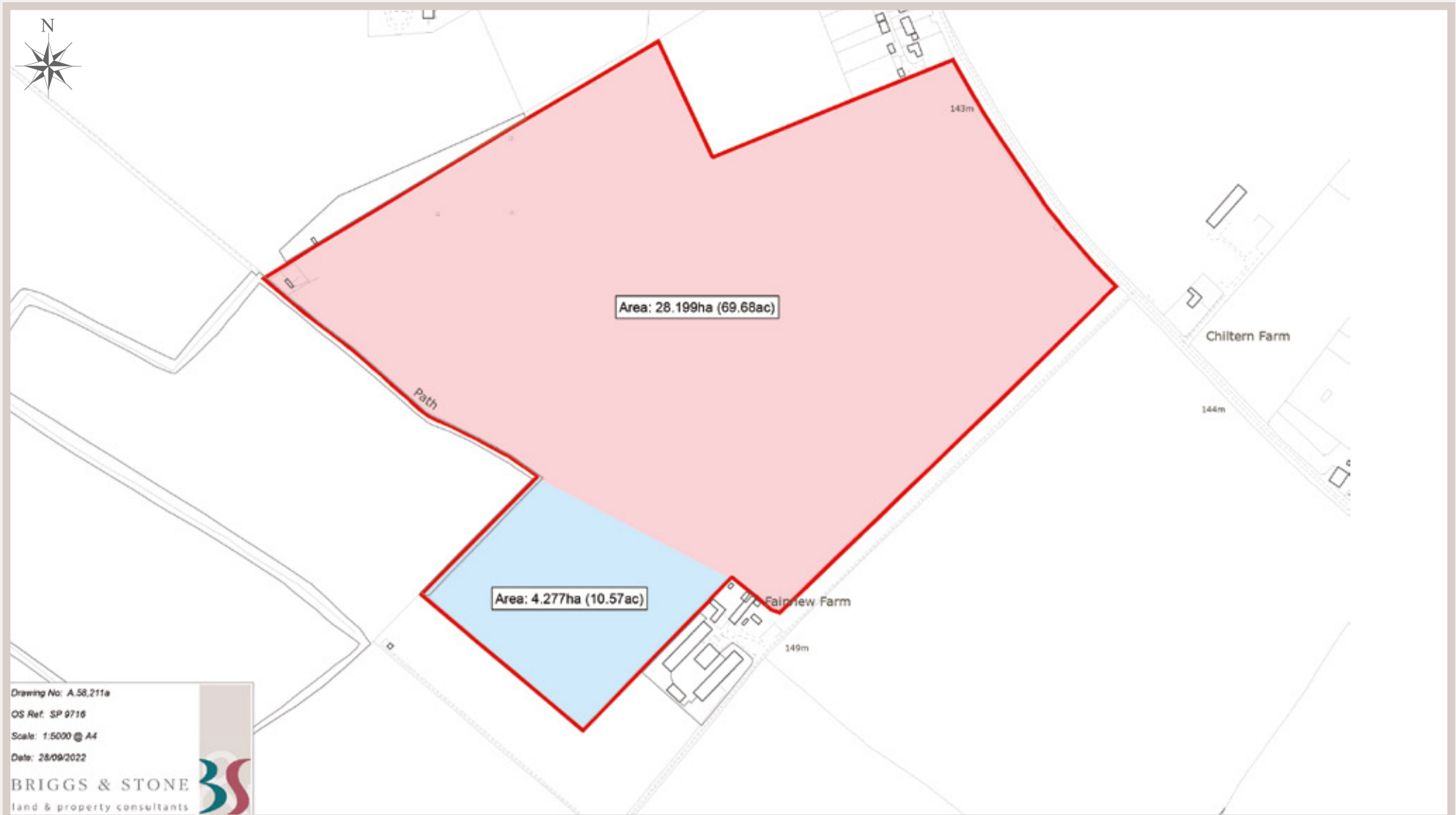
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