



Land and Buildings at Hale Lane

Tring, Hertfordshire

Carter Jonas

Land and Buildings at Hale Lane St Leonards Tring Hertfordshire HP23 6LH

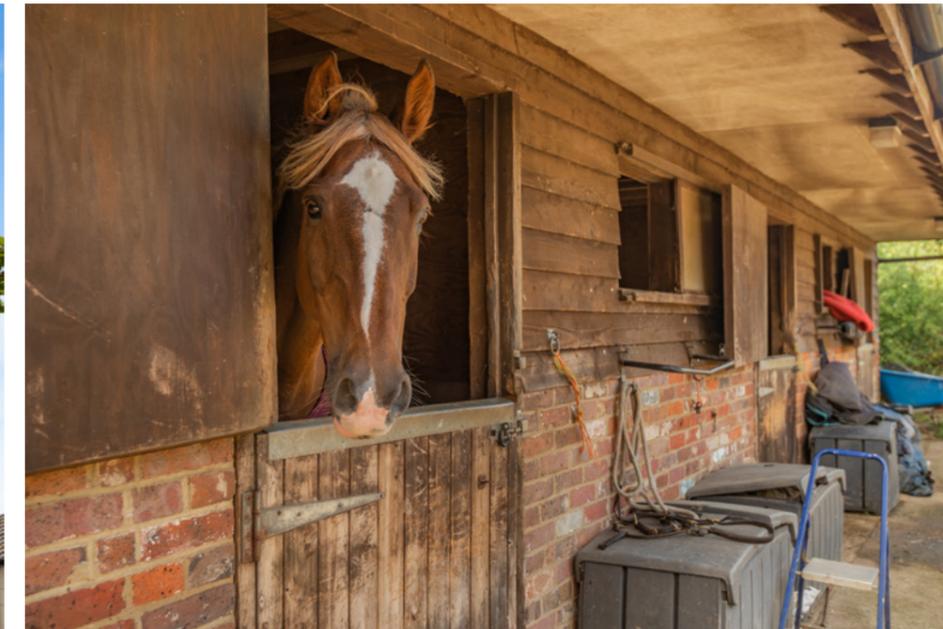
Well located equestrian development opportunity.

The Land and Buildings at Hale Lane provides an excellent opportunity to develop a bespoke equestrian and leisure property with existing consents for a 3 bedroom conversion, garaging and 2 bedroom holiday cottage.

The property comprises a detached wooden framed and brick barn with adjacent stables and former cottage, substantial indoor school, general purpose barn, stables, yard and paddocks.

In all extending to 39.77 acres (16.09 ha).

For sale by private treaty as a whole or in up to 3 lots



Location

The property is located just south of Wendover Woods between Wendover (2 miles) and St Leonards (1 mile). Well located it is 4 miles south of Tring, 6 miles north of Great Missenden and 8 miles north west from Amersham. It is in good travelling distance for the larger conurbations of Aylesbury, High Wycombe and Hemel Hempstead. Central London is 2 miles.

The A413 and A41 are close by providing access to London and the wider motorway network. Mainline train services to London Marylebone are from Wendover (55 mins), Great Missenden (46 mins) or Amersham (39 mins).

Amenities

Wendover, known as the 'Gateway to the Chilterns' is an historic market town offering a varied local amenities including public houses, shops and a pharmacy as well as cricket and football clubs.

Nearby Tring, Aylesbury and High Wycombe all provide a more varied selection of high street shopping and leisure facilities.

With schooling for all ages within Wendover, further afield Buckinghamshire is renowned for its state and private education including grammar schools.

Development Opportunity

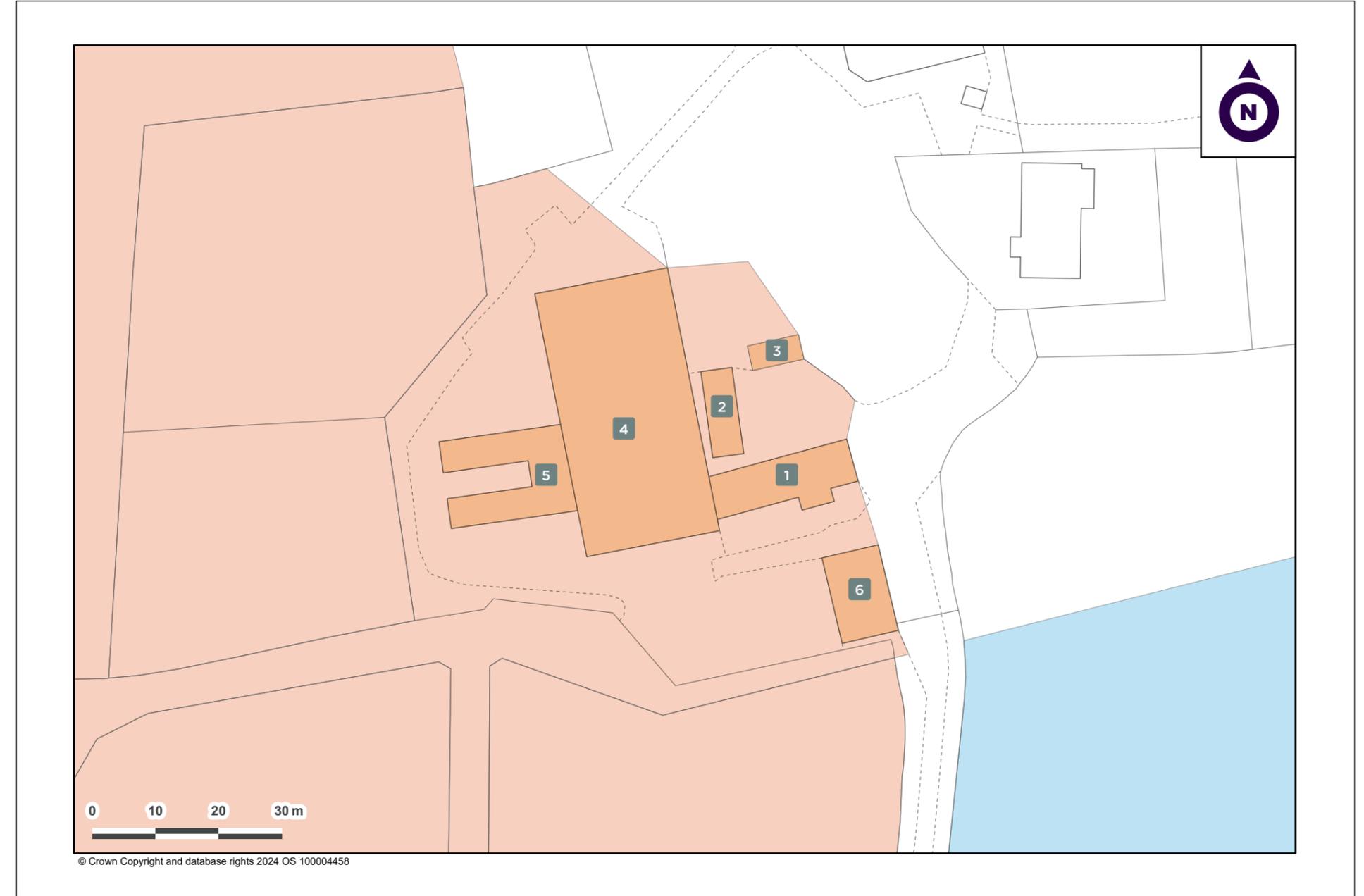
Planning application 18/04256/APP was granted on 26 March 2020 by Aylesbury Vale District Council and provides for:

Partial conversion and partial rebuild of existing buildings to create one detached dwelling, holiday let accommodation and garaging. Removal of existing barn to create garden and other associated works.

The buildings identified for conversion on our building plan are a wooden framed and clad barn (1) with adjacent brick building, both under tile roofs. The end build is expected to deliver over 2,200 sq.ft of floor area (GEA) comprising a 3 bedroom house over 2 floors with kitchen and reception rooms.

Adjacent is a set of stables (2) due to be converted to garaging.

Opposite the barn is a former cottage (3) which has consent for conversion to form a 2 bedroom holiday cottage of some 1,200 sq.ft of floor area (GEA).



Equestrian Buildings

The property benefits from a large indoor riding school (4) with portal framed construction, box profile cladding and boarded lower sides. Measuring approximately 42m x 22m it has sliding doors for access and a fully established riding surface.

Adjacent is a block of 7 stables (5) being of block construction with wooden cladding and tile roof. With top and bottom wooden doors and rainwater goods there is a concrete yard and surrounding apron.

Situated to the south east of the yard is a general purpose barn (6) of some 1,300 sq.ft which is identified for demolition as part of the consent but has potential to be moved elsewhere and retained.



Land

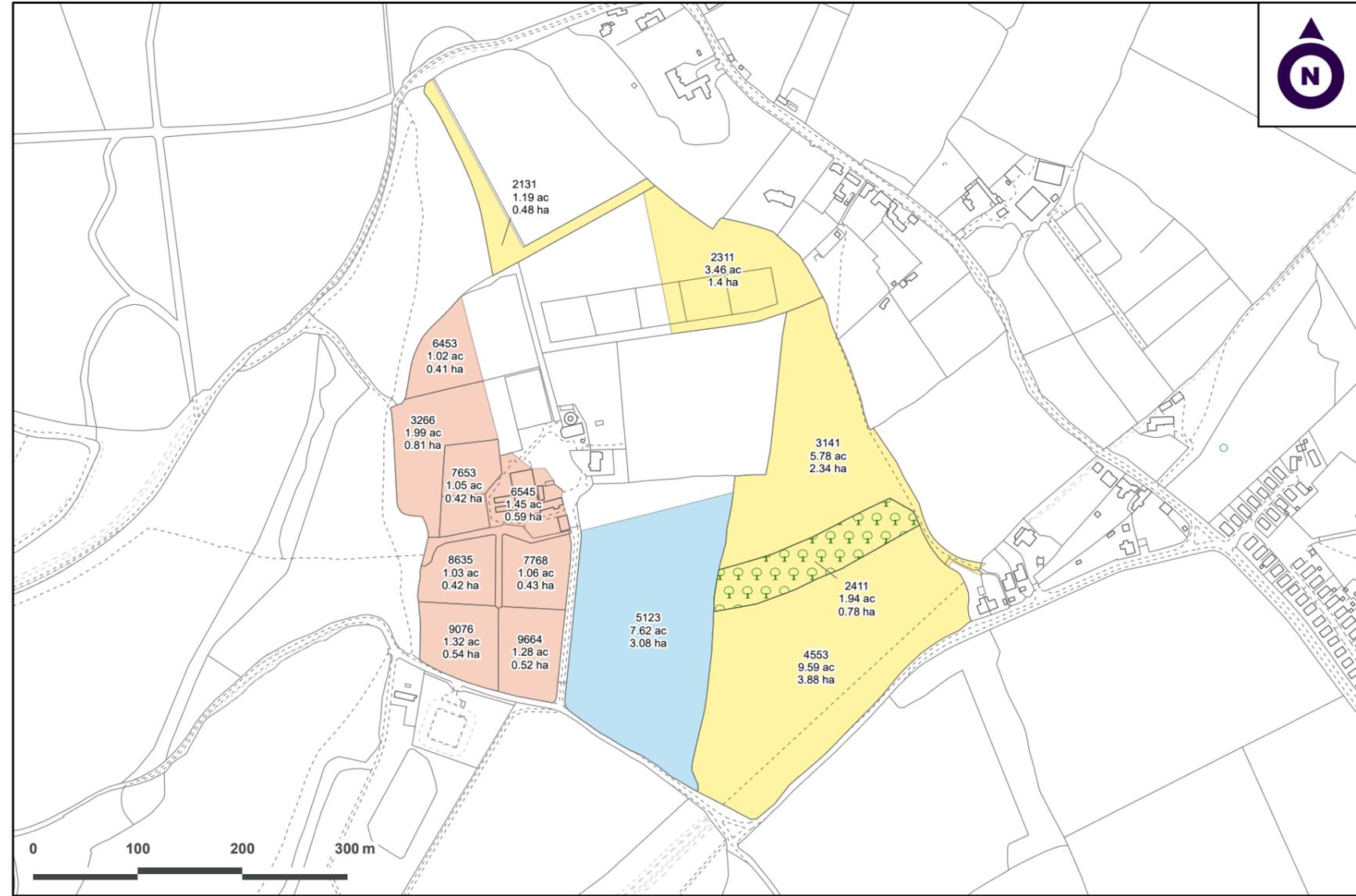
Wrapping around the property are 38.31 acres (15.50 ha) of mainly pasture including a small parcel of woodland. The land has to the majority been subdivided into paddocks by mainly post and rail fencing with some hedged boundaries.

Lot 1 includes an 8.74 acre (3.54 ha) block of pasture with access enabled from the driveway and yard area. It is used for grazing purposes and subdivide into paddocks.

Lot 2 extends to a single enclosure of pasture extending to 7.62 acres (3.08 ha) with access from the road entrance end of the driveway and with post and rail plus hedged boundaries.

Lot 3 is located further east and has direct access to Taylors Lane. It extends to some 21.95 acres (8.88 ha) including a 1.94 acre (0.78 ha) block of woodland to its core.





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Method of Sale

For sale by private treaty as a whole or in up to 3 lots.

Lotting

Lot 1 (coloured pink): Development opportunity, equestrian buildings and pasture | 10.19 acres (4.13 ha).

Lot 2 (coloured blue): Single block of pasture | 7.62 acres (3.08 ha).

Lot 3 (coloured yellow): Established pasture with direct road access and a small block of woodland | 21.95 acres (8.88 ha).

Tenure & Possession

The freehold title is offered with the benefit of vacant possession.

Services

The property has mains water and electricity supplies via the adjacent property. Heating to be defined by the buyer and drainage will be to a private system. For broadband and mobile connectivity please make your own enquiries and refer to <https://checker.ofcom.org.uk>

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

Access to the core property is available from Hale Lane via a right of way over the adjacent property belonging to the farmhouse. There are no public rights of way across the land. Where necessary, an easement will be reserved for services across adjacent land.

Local Authority

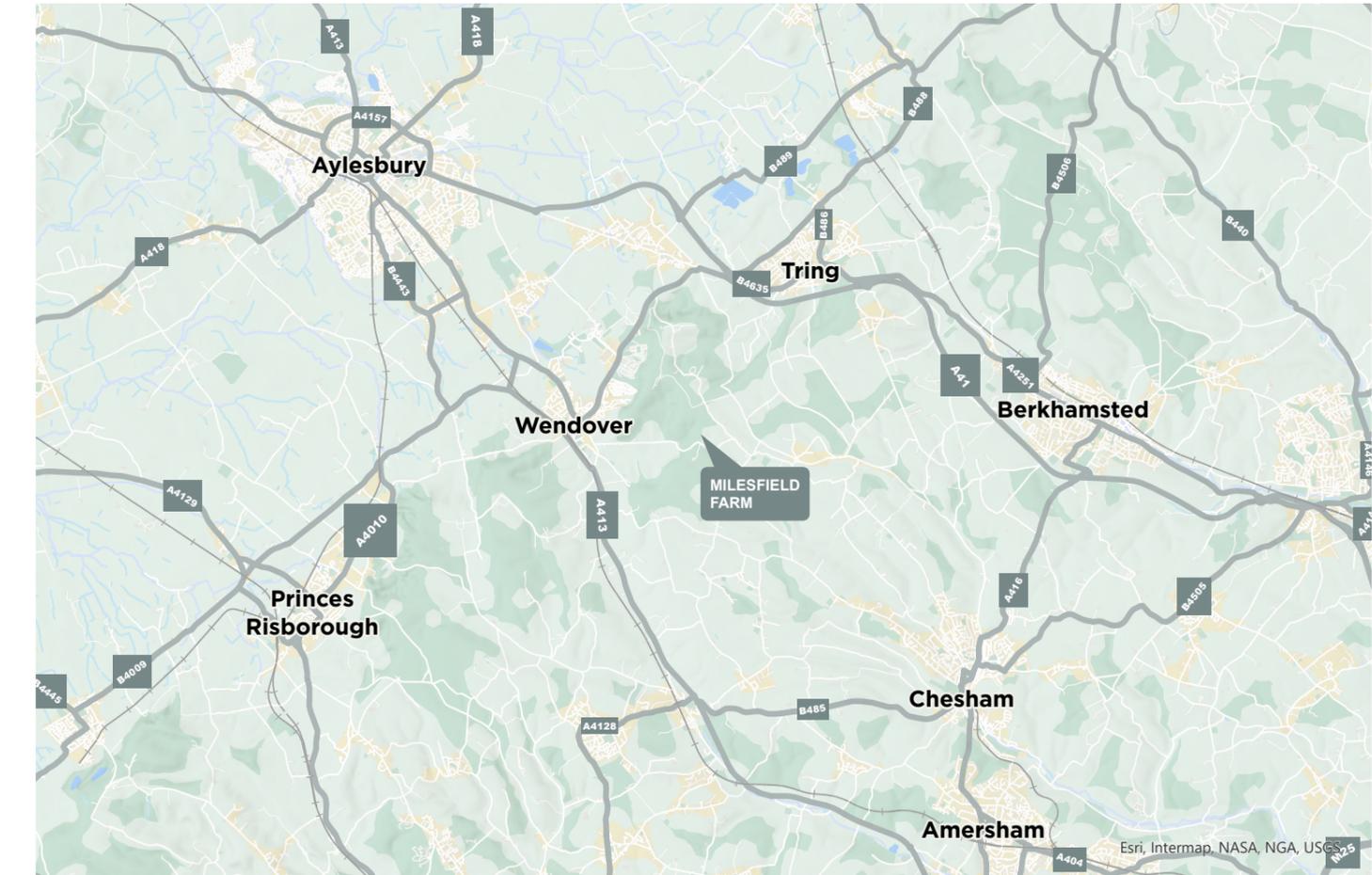
Aylesbury Vale District Council
www.aylesburyvaledc.gov.uk

Viewings

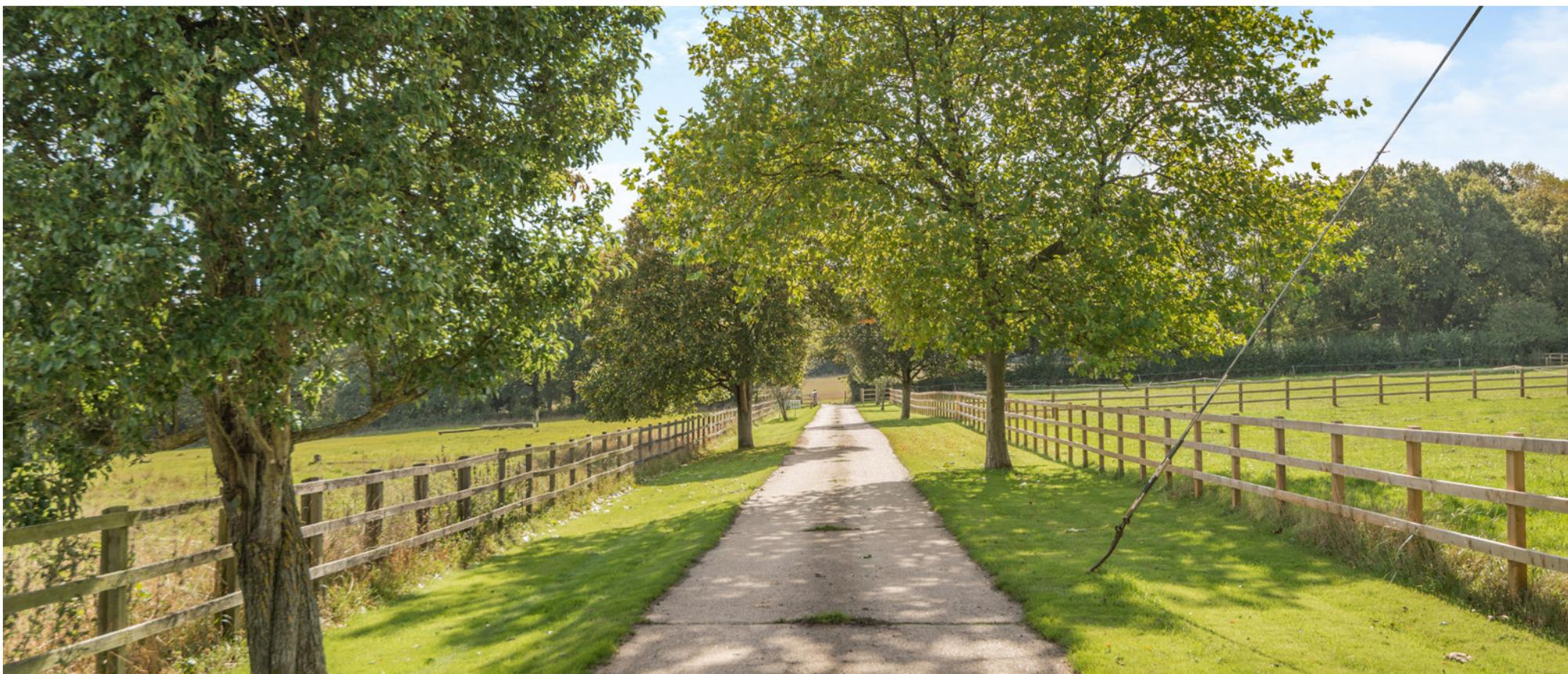
Viewings are strictly by appointment only with those on Lot 1 to certainly be accompanied by the selling agent.



Lot 1: [///vintages.deriving.rooftop](https://www.what3words.com/vintages.deriving.rooftop)
 Lot 2: [///tonality.shave.hardback](https://www.what3words.com/tonality.shave.hardback)
 Lot 3: [///seat.anyone.redouble](https://www.what3words.com/seat.anyone.redouble)



Esri, Intermap, NASA, NGA, USCS



Oxford

07880 084633 | andrew.chandler@carterjonas.co.uk

07977 915 798 | charlie.bott@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Summertown, Oxford OX2 7DE

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