



LAND FRONTING A418 & WINGRAVE ROAD

ASTON ABBOTTS, AYLESBURY



A WELL-LOCATED BLOCK OF PASTURE LAND SITUATED ON THE OUTSKIRTS OF ASTON ABBOTTS AND IN CLOSE PROXIMITY TO WINGRAVE

PROPERTY SUMMARY

- Attractive parcel of pasture land
- Road frontage and direct access onto Wingrave Road and the A418.
- Mains water connected
- Range of potential uses (STP)
- Available as a whole

Extending in all to approximately 29.21 acres
(11.820 hectares)

BRIGGS&STONE

84 High Street, Prestwood,
Buckinghamshire, HP16 9ES

01494 211000

info@briggsandstone.co.uk

briggsandstone.co.uk



LOCATION

The land is situated on the south eastern outskirts of the Buckinghamshire village of Aston Abbotts. Leighton Buzzard is approximately 5 miles to the east and Aylesbury is approximately 4 miles to the south west.

Road connections are with good access provided by the A41 and A418, connecting to the M40, M1 and M25. The M40 (junction 7 or 8a) is approximately 16-20 miles away, and the M1 (junction 11A) is approximately 15-17 miles away. Luton Airport is situated approximately 22 miles by road.

Aylesbury Railway Station is approximately 5.5 miles away by road, offering services to London Marylebone in 49 minutes (on selected services). Cheddington railway station is situated approximately 6.1 miles by road, with direct services to London Euston in under 50 minutes (on selected services).

DESCRIPTION

The land, consisting of Grade 3 pasture land is arranged in two enclosures within a single ring-fenced block. The two enclosures, divided by mature hedgerows and a drainage channel, are linked by a timber bridge. The principal point of access is on the southern boundary, direct from the adopted highway at Wingrave Road. There is a secondary point of access in the south east corner, adjoining the A418 Aylesbury Road.

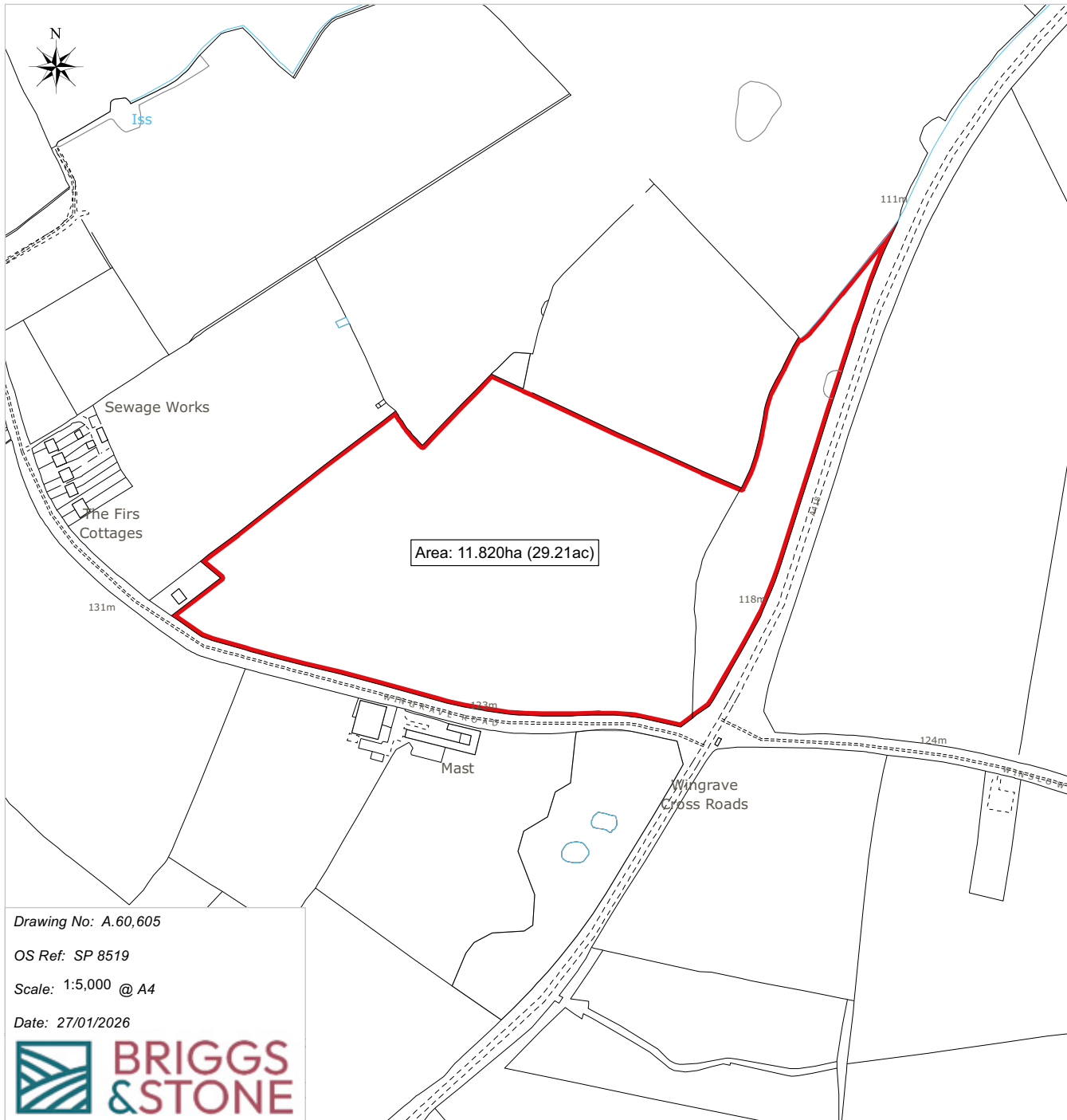
The well-kept pasture land slopes gently from west to east and is bounded by a mixture of mature trees and hedgerows and stock-proof fencing.

The land is well suited for grazing and hay making.

PLANNING

The land is neither within the Green Belt nor a National Landscape Character Area (formerly AONB). The Local Planning Map shows that the Property is within an Area of Attractive Landscape.

There are widespread residential and employment development proposals nearby in the major conurbations. The land could provide Biodiversity Net Gain (BNG) opportunities and other alternative uses given its proximity to Leighton Buzzard, Aylesbury and Milton Keynes. Equestrian use and other diversification opportunities may also be available, subject to the necessary planning permission. Buyers are advised to satisfy themselves as to potential alternative uses.



GENERAL REMARKS

OVERAGE

The Land is not subject to overage.

TENURE & POSSESSION

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

11Kv overhead lines, supported by timber poles, over sail the south west of the land. A high pressure gas pipeline with an easement width of 80 feet passes beneath the land, towards the north western boundary, running from north east to south west.

The land is sold subject to and with the benefit 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. Further details available on request.

SERVICES

There is a mains water connection, supplying drinking troughs. The supply enters from the south east corner. A meter is situated next to the access point onto the A418.



ENVIRONMENTAL SCHEMES

There are none currently entered into but the land may have future potential, being within a Countryside Stewardship Scheme Management Area.

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, HP19 8FF

METHOD OF SALE

Private Treaty.

LEGAL COSTS

The parties are to bear their own costs.

WHAT3WORDS

///exits.tribe.topping

VIEWINGS

By appointment through selling agents, Briggs and Stone Ltd.

David Terrar

84 High Street, Prestwood, Bucks, HP16 9ES
T: 01494 211000
E: david.terrar@briggsandstone.co.uk

Will Taylor

84 High Street, Prestwood, Bucks, HP16 9ES
T: 01494 211000
E: will.taylor@briggsandstone.co.uk

IMPORTANT NOTICE: Briggs and Stone Ltd act for themselves and for the vendors of this property, whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Briggs and Stone Ltd has any authority to make or give any representations or warranty whatsoever in relation to this property. Briggs and Stone Ltd has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors Briggs and Stone Ltd is a private limited company registered in England and Wales (registered number 11328499). Registered office is 84 High Street, Prestwood, Buckinghamshire, HP16 9ES where a list of directors is available for inspection. Photographs dated January 2026. Particulars dated February 2026.

