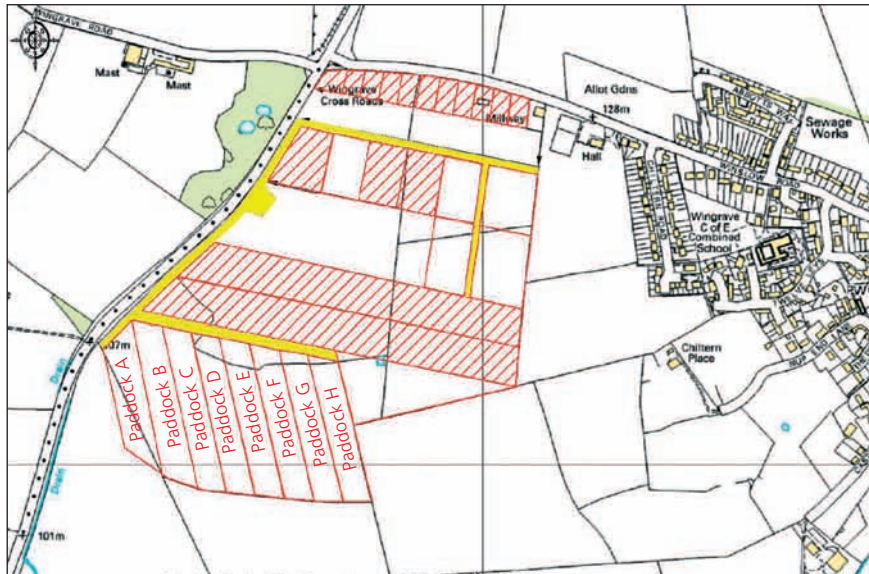


- > two paddocks and grazing land within the heart of Buckinghamshire countryside
- > full vacant possession

## Aylesbury Road at Rowsham, near Aylesbury, Buckinghamshire, HP22



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### location:

The paddocks offer a superb opportunity to acquire grazing land with the heart of the Buckinghamshire countryside and an area of strong equestrian interest. The village of Wingrave lies to the north providing local shopping facilities whilst more comprehensive services may be found at Aylesbury lying within 4 miles to the south west or Leighton Buzzard to the north east. The location provides great access to the surrounding countryside with a network of bridleways and other equestrian services easily accessible.

### description:

The land offers a superb investment opportunity divided into two productive grass paddocks to be offered as separate lots. Fencing is currently being erected and by completion the paddocks will be offered with new post and rail fencing and access provided by a common right of way as shown yellow on these plans. This right of way will also provide an easement for individual paddock owners to take their own water supply. We understand that there is strong rental demand area for land such as this making these a great investment opportunities with long term future potential.

Lot no	Paddock	Acreage
108	A	2.6 acres
109	B	3.1 acres

### tenure:

Freehold with full vacant possession.

### note:

The land shown hatched in red has sold in previous auctions. Other paddocks may be available by separate negotiation.

### to view:

The land is currently open for viewing and the seller's contractors are erecting fencing. Purchasers are invited to view at their own leisure during daylight hours but are requested to phone the auction department on 0208 741 9990 prior to viewing to advise us of your intended visit.

for further information please visit

[www.wingraveland.co.uk](http://www.wingraveland.co.uk)

