

LAND · FOR SALE BY AUCTION · CLARIDGE'S, 14 DECEMBER 2026

Paddocks at Wingrave Cross Roads

A418, near Wingrave, Aylesbury, Buckinghamshire

GUIDE PRICE	AREA	ACCESS	SERVICES
£160,000	**c. 8.2 acres**	**Gated**	**Water + power**
freehold	c. 3.3 hectares	frontage to the A418	on site

About 8.2 acres of fenced grazing paddocks in open Buckinghamshire countryside, with a gated entrance and hardstanding off the A418, water and electricity on site, and vacant possession on completion.

The land

A rare chance to buy about **8.2 acres** of well-kept grazing land with its own gated road frontage and services, at a guide price of **£160,000**.

The land lies at Wingrave Cross Roads, on the A418 between Aylesbury and Leighton Buzzard. It is reached through a field gate directly off the A418, opening onto a hardstanding area and track with room to park and turn. Beyond it are gently rising paddocks of permanent pasture, divided by post-and-wire fencing with internal gates and bordered by mature hedges and trees.

The land has been farmed by the present owner and is currently grazed by sheep. It has **water and electricity on site**. It is held under two registered freehold titles, **BM374807** and **BM374809**, and is sold as one lot with vacant possession on completion.

Key features

- About 8.2 acres (3.3 ha) of grazing paddocks
- Gated entrance directly off the A418
- Hardstanding and track inside the gate
- Water and electricity on site
- Fenced paddocks with internal gates
- Mature hedges and trees on the boundaries
- Two freehold titles sold as one lot
- Vacant possession on completion

Land summary

Tenure	Freehold – titles BM374807 and BM374809
Area	About 8.2 acres (3.3 ha), to be confirmed against the title plans
Current use	Grazing land (sheep)
Access	Gated access directly off the A418
Services	Water and electricity on site
Possession	Vacant possession on completion
Planning	None – see below





Uses and planning

The land suits grazing, horses, a smallholding or simply owning and enjoying a substantial piece of Buckinghamshire countryside. Its gated road frontage, hardstanding and on-site water and electricity make it unusually practical for land of this size.

The land is sold without planning permission. Any change of use or any building, structure, caravan or mobile home would need planning permission from Buckinghamshire Council. Buyers must make their own enquiries about planning and permitted uses before bidding, and no warranty is given as to the prospect of any consent.







Location

Wingrave Cross Roads is on the A418 in the Vale of Aylesbury, about a mile west of the village of Wingrave, with its pub, shop, primary school and recreation ground. Aylesbury town centre is about 5 miles to the south-west and Leighton Buzzard about 6 miles to the north-east.

Road and rail

- A418 direct to Aylesbury and Leighton Buzzard
- A41 and A505 for Tring, Hemel Hempstead and the M1/M25
- Aylesbury and Leighton Buzzard stations – trains to London Marylebone and London Euston

Positioning plan

A positioning plan showing the land edged red on Ordnance Survey mapping is included in the legal pack. Plans and areas are for identification only.

Auction information

Date and venue	Monday 14 December 2026 at 1.00 pm, Claridge's, Brook Street, Mayfair, London W1K 4HR
How to bid	In the room, online, by telephone or by proxy. Registration and anti-money laundering checks must be completed before bidding. Online bidders pay a £2,000 security deposit, refunded to unsuccessful bidders within 48 hours
Guide price	£160,000
Sale before the auction	Offers are invited before the auction, for exchange on the same unconditional auction contract terms
Possession	Vacant possession on completion
VAT	See the Special Conditions of Sale
Completion	20 Business Days after exchange – mid-January 2027 if sold at the auction
Legal pack	Available to registered bidders, with the auction addendum
Viewing	Strictly by appointment with Palace Auctions London. Please do not enter the land without an appointment

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price (minimum £3,000)	On exchange
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange
Contract documents charge	£850 plus VAT	On exchange
Seller's legal costs and searches	As set out in the Special Conditions	On completion
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Guide price and important notice

The guide price is an indication of the seller's current minimum acceptable price at auction; the reserve will not exceed a single-figure guide by more than 10%, and both may change up to the auction. These particulars are a general guide and do not form part of any contract. Areas, distances and services are approximate or supplied by the seller and must be verified by buyers through the legal pack, inspection and their own enquiries. Photographs are for illustration only; livestock and vehicles shown are not included. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale. The contract is unconditional and exchange takes place on the fall of the hammer.

Palace Auctions London · 11 Old Bond Street, Mayfair, London W1S 4PN
T 020 7101 3647 · Mobile/WhatsApp 07971 033276 · sales@palaceauctions.com · palaceauctions.com
Edward Swindells (Auctioneer) · Tom Barrett (Sales Director) · Bridgett D Dickens (Senior Negotiator, 07843 656447)

Palace Auctions (London) Ltd, registered in England and Wales, company number 14567327. Member of The Property Ombudsman · TSI Approved Code · OnTheMarket · Rightmove Commercial. Particulars prepared 2 November 2026.