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LAND FOR SALE IN HEMEL HEMPSTEAD, HERTFORDSHIRE

LAND OFF UPPER BOURNE END LANE, HEMEL HEMPSTEAD, HERTS, HP1 2RR

LAND FOR SALE WITH Paddock & INVESTMENT POTENTIAL WELL SITUATED NEAR
HEMEL HEMPSTEAD, BERKHAMSTED, LONDON, THE A41 AND M25 MOTORWAY



JUST 24 MILES FROM CENTRAL LONDON

Just three parcels of lush grazing land remain at this popular site situated within the affluent county of Hertfordshire just under 24 miles from Central London, on the outskirts of the thriving town of Hemel Hempstead.

Predominately flat, the lots are suitable for paddock conversion. There are secure boundaries throughout and Lots B4a & B5a each benefit from gated entrance points off Upper Bourne End Lane, a no through road limiting the amount of passing traffic from which the site benefits from approximately 285m of extensive road frontage.

Hemel Hempstead is a growing town recognised for its development potential as highlighted by the creation of one of Europe's Largest Business Park, Maylands. The town's excellent infrastructure boosts its investment potential with the A41, M25 and the M1 accessible within short distances, making it a perfect commuter town.

The site is available freehold as a whole or in lots. See back page for a full list of available lots, sizes and prices.

LOCATION

- ◆ 0.9 miles to Bovington
- ◆ 1.4 miles to Chesham
- ◆ 1.6 miles to Berkhamsted
- ◆ 2.8 miles to Hemel Hempstead Town Centre
- ◆ 7.9 miles to Watford
- ◆ 8.8 miles to St Albans
- ◆ 11.4 miles to Luton
- ◆ 13.4 miles to Aylesbury
- ◆ 23.8 miles to Central London

Hemel Hempstead is an affluent area town located in west Hertfordshire just outside the M25 and only 24 miles from the City of London.

Hertfordshire is one of the Home Counties bordering Greater London providing excellent infrastructure systems and an ideal commuter location for ease of travel into London.

The county is home to many large towns including Watford and St Albans but still maintains its rural feel with many large areas of open countryside.

The land is located on the outskirts of Hemel Hempstead towards Berkhamsted to the North West which is an affluent historic town and civil parish within the district of Dacorum.

The town of Hemel Hempstead has much to offer its many visitors and is a great family friendly place to shop. The town centre has all the major high street stores you'd expect of a busy modern town.

The Marlowes, in the town centre, constitutes Hemel Hempstead's main shopping area. There are stores located along both sides of the street, much of which is pedestrianised, as well as inside the Marlowes Shopping Centre and the Riverside Shopping Centre.

The Jarman Park Leisure development was opened in 1994, containing an 8 screen cinema, ten pin bowling, an ice rink, nightclubs and a water park to enhance leisure activities in the town.

Nearby Berkhamsted is known for its thriving local economy. Berkhamsted's culture is one of self sufficiency, creativity and community making it a desirable place to live.

The larger Hertfordshire towns of Watford and St Albans can both be accessed within 9 miles of the site. Watford is the largest town in the county and is home to a number of national and multi national companies' head offices and a large shopping centre housing over 140 shops, restaurants and cafes.

St Albans is a historic cathedral and market town situated within the London commuter belt, property prices are notoriously high within the district which is one of the most expensive in the UK.

Travel throughout the region is easily catered for, the M25 and the M1 motorways are accessible within 6 miles from the site and excellent train lines into London and Birmingham are also on hand in the vicinity.

TRAVEL

- ◆ 0.5 miles to the A41
- ◆ 2.0 miles to Hemel Hempstead Train Station*
- ◆ 3.8 miles to Chesham Underground Station
- ◆ 4.4 miles to the M25 junction 20
- ◆ 5.2 miles to the M1 junction 8
- ◆ 11.9 miles to London Luton Airport

* Journey Times: 25 mins to London Euston and 1 hour 58 mins to Birmingham New Street Station

LOCAL AUTHORITY

Dacorum Borough Council
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH

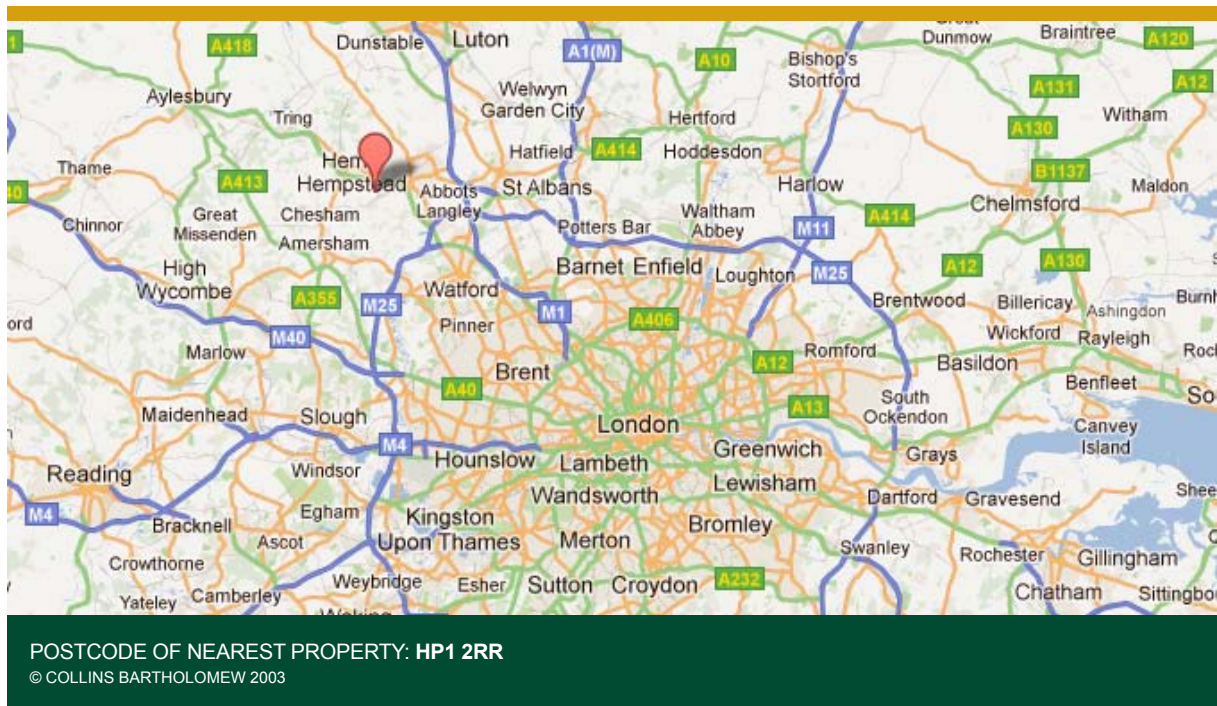
Hertfordshire County Council
County Hall
Pegs Lane
Hertford
Hertfordshire
SG13 8DQ

PLANNING

The land is designated within the Greenbelt and any development would be subject to the appropriate planning permission.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.



LOCAL DEVELOPMENT

Hemel Hempstead is a thriving town which has recently seen a £347 million refurbishment to regenerate the town centre and its central shopping precinct.

The Riverside Shopping Centre was opened in 2005 and is an exciting open air shopping development built around the banks of the river that homes many shops and restaurants and café. The Riverside has seamlessly extended Hemel Hempstead High Street complimenting Marlowe's Shopping Centre built in 1990.

The Hemel 2020 Vision, implemented by Dacorum District Council, is a plan set up for the future of the town including improving quality of life, providing homes, creating new businesses, improving employment opportunities.

The Maylands Business Park is the most significant new development that Hemel Hempstead is currently experiencing. It is aimed at bringing more investment and jobs to the area and is already recognised as one of Europe's premier business parks and the largest in the East of England.

The Business Park is currently home to more than 600 companies, providing employment for nearly 25,000 people. It includes a mix of sectors including high tech manufacturing, retail and business services.

Maylands is impressive, with 325 hectares already developed and further earmarked for expansion. Businesses looking for room to grow will find in Maylands the largest area of prime development land within 30 minutes of

London. In turn the Maylands site is also under consideration for housing development to coincide with the investment in businesses.

In addition English Partnerships and EEDA are working alongside Dacorum Borough Council and Hertfordshire County Council to produce a regeneration strategy for the town which builds on developing the new town and aims to inspire development for the next 50 years and beyond.

EQUESTRIAN

The Hertfordshire countryside provides ideal horse riding backdrops. Hemel Hempstead is close to the Chiltern Hills providing rolling countryside and peaceful rural locations.

Horse-riding is great way to explore the Chiltern Hills with over 2000km of routes for cycling, walking and horse riding.

A network of bridleways and quiet lanes criss-cross the area offering gentle riding.

Numerous riding schools and livery yards are located within the Hemel Hempstead area providing full range of facilities including livery yards, riding arenas, show jumping and excellent schooling for both the amateur and the experience rider.

The land has the unique benefit of leading onto a bridleway which follows the route through Gorsefield Wood to the east and via Vale Farm and the Great Wood to the west.



Bridleway opposite the site



Extensive road frontage onto Upper Bourne End Lane



Gated access to Lot B4a



Gated access to Lot B5a



Lush, flat pasture land of Lot B5a

LAND VALUES

The latest RICS Rural Land Market Survey reports that **farmland prices increased by 11% in the last 6 months of 2011 resulting in an annual increase of 19% in land values.**

Looking ahead, **surveyors expect the current trend in rising land prices to continue.**

Land prices are predicted to increase by up to 10% in the first half of this year alone.

Farmers looking to expand are expected to compete fiercely with investors for land as it becomes more well-known as an asset class with a proven track record of capital growth.

While economic turmoil prevails in financial markets, land is still regarded a safe haven for investment particularly in the context of other asset classes. **The capital value growth of UK farmland is forecast to outperform most commodity markets.**

ACCESS

Lots B4a & B5a benefit from gated access & extensive road frontage on to Upper Bourne End Lane; a no through road limiting the amount of passing traffic just off the A41 motorway. Full vehicular access is granted to Lot B9a via an 8m easement (*shown blue on the site plan*).

METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession. This site is owned by the owner of Vantage Land. This land is being marketed on behalf of Barkway Land Ltd (in Liquidation).

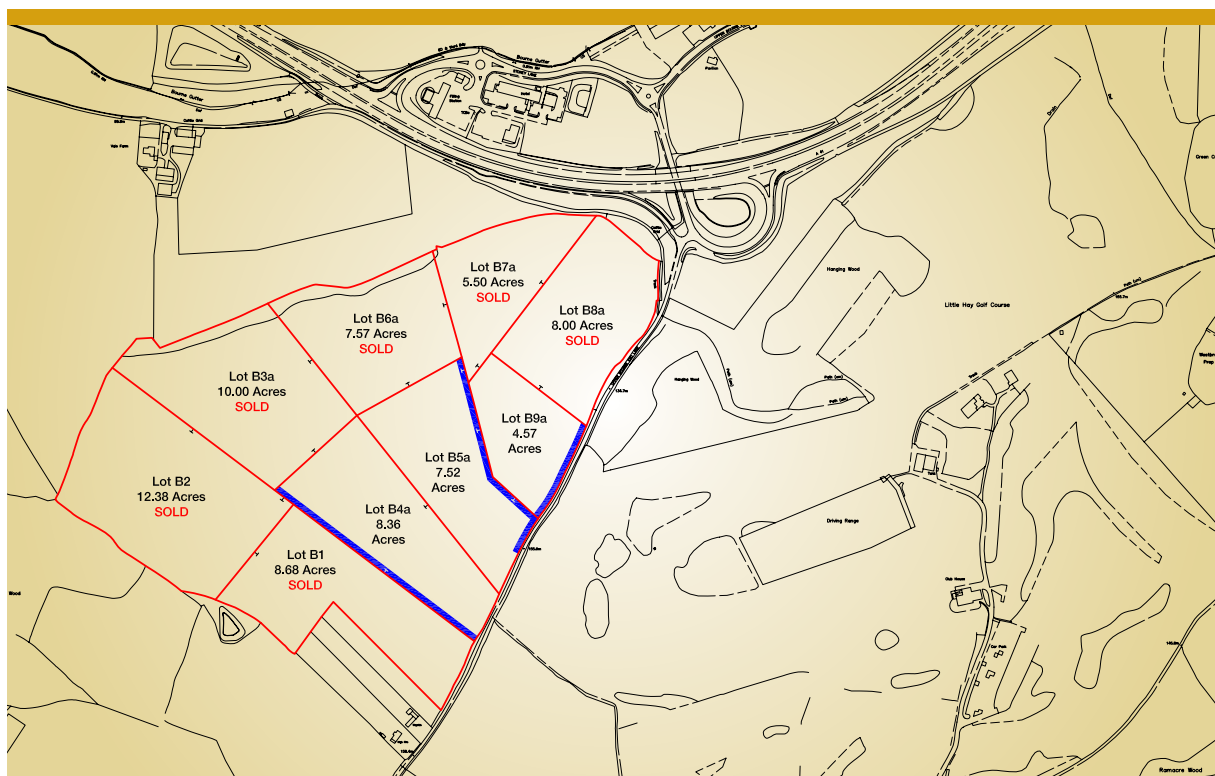
VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.

GUIDE PRICES

The site is available freehold as a whole or in lots.

Lot B1: 8.68 acres	SOLD	Lot B6a: 7.57 acres	SOLD
Lot B2: 12.38 acres	SOLD	Lot B7a: 5.50 acres	SOLD
Lot B3a: 10.00 acres	SOLD	Lot B8a: 8.00 acres	SOLD
Lot B4a: 8.36 acres	Guide Price: £96,000	Lot B9a: 4.57 acres	Guide Price: £57,000
Lot B5a: 7.52 acres	Guide Price: £87,000		



SITE MAP

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