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LAND FOR SALE IN BRICKET WOOD, ST ALBANS, HERTS

LAND ON DROP LANE, BRICKET WOOD, ST ALBANS, HERTFORDSHIRE, AL2 3TX

GRAZING LAND FOR SALE WITH PADDOCK & INVESTMENT POTENTIAL WELL SITUATED
NEAR RADLETT, WATFORD, CENTRAL LONDON AND THE M25 & M1 MOTORWAYS



INSIDE THE M25 & JUST 16 MILES FROM CENTRAL LONDON

A rare and unique opportunity to purchase a block of valuable pasture land within the M25 and just 16 miles from Central London. The site is ideal for grazing or paddock conversion and is surrounded in the main by mature trees and hedgerow. The lots have also been fenced adding value to each.

The land also has the benefit of a bridleway that runs within the northern and western boundaries of the site that connects the land to the beautiful Bricket Wood Common.

The site is located on the edge of Bricket Wood, an affluent village between St Albans and Watford. House prices in the area are 78% above the national average reflecting the desirability of the village as a place to own property – including land.

The Green Belt land and buildings that border the site to the north have applied for planning permission to provide up to 167 new homes. If approved, this could give the site strong development potential in the long-term. This, combined with the continual rise in land values year-on-year makes this an extremely desirable opportunity.

The site is available freehold as a whole or in lots from just £49,000. See back page for a full list of available lots, sizes and prices.

TRAVEL & TRANSPORT

- ◆ 0.8 miles to Bricket Wood Train Station *
- ◆ 1.6 miles to Junction 21a of the M25
- ◆ 1.8 miles to Junction 6 of the M1
- ◆ 1.6 miles to the A405
- ◆ 3.3 miles to the A41
- ◆ 3.4 miles to Watford Junction Train Station **
- ◆ 3.5 miles to St Albans Train Station ***
- ◆ 4.9 miles to the A1(M)

* Journey Times: 8 mins to Watford;
8 mins to St Albans

** Journey Times: 16 mins to London Euston;
21 mins to Milton Keynes

*** Journey Times: 11 mins to Luton Airport;
20 mins to London St Pancras International

LOCATION

- ◆ 1.4 miles to Radlett
- ◆ 3.6 miles to St Albans City Centre
- ◆ 3.7 miles to Watford
- ◆ 4.2 miles to Elstree & Borehamwood
- ◆ 6.8 miles to Edgware
- ◆ 7.1 miles to Rickmansworth
- ◆ 8.2 miles to Harpenden
- ◆ 8.3 miles to Harrow
- ◆ 8.6 miles to Brent Cross
- ◆ 10.3 miles to Wembley
- ◆ 16.2 miles to Central London

Bricket Wood is a village in Hertfordshire, south of St Albans, northeast of Watford and just 16 miles northwest of central London. The village lies close to the M1 and inside the M25 giving it a central location in the UK motorway network. Its railway station runs between St Albans and Watford, each of which have frequent and direct trains into London in less than 20 minutes.

Bricket Wood still retains its old village charm with a wonderful community spirit where people look after their neighbours. Many community based clubs and societies are available for those that are interested.

The village lies within the district of St Albans with the City Centre just over 3 miles from the site.

St Albans is a historic market town, and is now a sought-after dormitory town within the London commuter belt. Property prices are notoriously high within the district, which is one of the most expensive in the UK.



Bricket Wood is surrounded by many affluent towns and villages including Radlett, St Albans, Rickmansworth and Harpenden.

These prosperous areas have many independently owned shops, boutiques, cafes and restaurants that give the area a unique character and charm.

The larger town of Watford is to the south. Served by 3 railway stations and a Tube station, it is a major regional centre for the northern home counties and contains the head offices of a number of national companies and is also the UK base of various multi-nationals.

The primary shopping area in Watford is the Harlequin Shopping Centre, a large purpose-built indoor mall with over 140 shops, restaurants and cafes. The High Street, running through the town centre, is the main focus of activity at night having a high concentration of the town's bars, clubs and restaurants.

Further shopping facilities can be found at nearby Brent Cross; best known for its shopping centre and the proposed Brent Cross Cricklewood development, which will include 7,500 new homes, 4,000,000 sq ft of offices, four parks, transport improvements and a large extension of Brent Cross Shopping Centre.

The London towns of Edgware, Harrow & Wembley are all close by and provide further transport links into Central London, which is Just 16 miles from the land.

LAND VALUES

Land values rose by 15% in the past year. This means land has outperformed most other major asset classes, including the UK housing market (+10%), the FTSE 100 (+5%) and gold (-9%).

A limited and decreasing supply of land together with on-going demand from both farmers and investors continue to push up land prices.

Over the longer term land has also performed strongly increasing in value by 187% in the past 10 years.

This ongoing performance highlights why land is increasingly being looked at as a potential investment by individuals and funds.

Looking ahead, surveyors expect farmland prices to increase further over the next year.

HOUSE PRICES

The land is situated in an extremely affluent area where **house prices increased by 6% last year and are 78% above** the national average. These premium house prices reflect the desirability of the village as a place to live and own property.

DEVELOPMENT

The Green Belt land and buildings that border the site to the north has applied for Outline Planning Permission for the redevelopment of the site to provide up to 167 new-build dwellings and garaging.

If approved, this development could give the site strong development potential in the long-term.

PLANNING

The land is designated as Green Belt and any development would be subject to the appropriate planning permission.

OVERAGE

The land is subject to an Overage Provision of 50% for a period of 20 years for any increase in value accruing to the land because of planning permission for any residential or commercial development (excluding any agricultural or equestrian use and development).

In addition, for a period of 10 years any future planning application on the land is to be with the consent of the previous owner (excluding any agricultural or equestrian use and development).

EQUESTRIAN & LEISURE

The land forms part of the original Hansted House estate. In 1925, the estate expanded its interests to the breeding of Arabian horses and established a world famous stud.

Despite its relatively late start, Hanstead was soon considered second only in importance to Crabbet Arabian Stud. Hanstead's worldwide influence saw its horses appreciated in many countries including the United States, South Africa, Australia, the Netherlands and Canada.

The local area is characterised by equestrian uses and a network of bridleways can easily be accessed from Drop Lane providing hours of hacking across the surrounding countryside.

Some of the most important wildlife sites in Hertfordshire are to be found within the vicinity of site most significantly of which is Bricket Wood Common; a large 70 hectare open access space where hikers and dogs paradise with many woodland walks where you will spot the occasional deer.

A bridleway that runs along the northern and western boundaries of the site connects the land to Bricket Wood Common.

The land is close to several livery yards and the former Hansted Livery & Riding School borders the eastern boundary of the site.

To the north is Butterfoal Stud, which is not only a livery yard complete with stables, tack room and arena, but is also a well stocked tack shop with a range of products for horse and rider.

To the south lies Netherwylde Equestrian Yard; a purpose-built livery yard that lies within a gated estate of almost 200 acres and offers Full and Part Livery. Its facilities include both an indoor and outdoor school, lunge ring, horse walker, solariums, tack room and training circuit.

LOCAL AUTHORITY

St Albans City and District Council
Civic Centre
St Peters Street
St Albans
Hertfordshire
AL1 3JE

Hertfordshire County Council
County Hall
Pegs Lane
Hertford
SG13 8DQ



Access to the bridleway through Lot 7



Bridleway leading to Bricket Wood Common



Wooded clump in Lot 6



View of Lots 1 & 2 from Lot 8



View of the proposed development on Green Belt land to the north of the site



Aerial photo

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in lots. The freehold is available with vacant possession on completion.

VIEWING

To arrange a site visit, please call 01727 701303 or email enquiries@vantageland.co.uk.

ACCESS

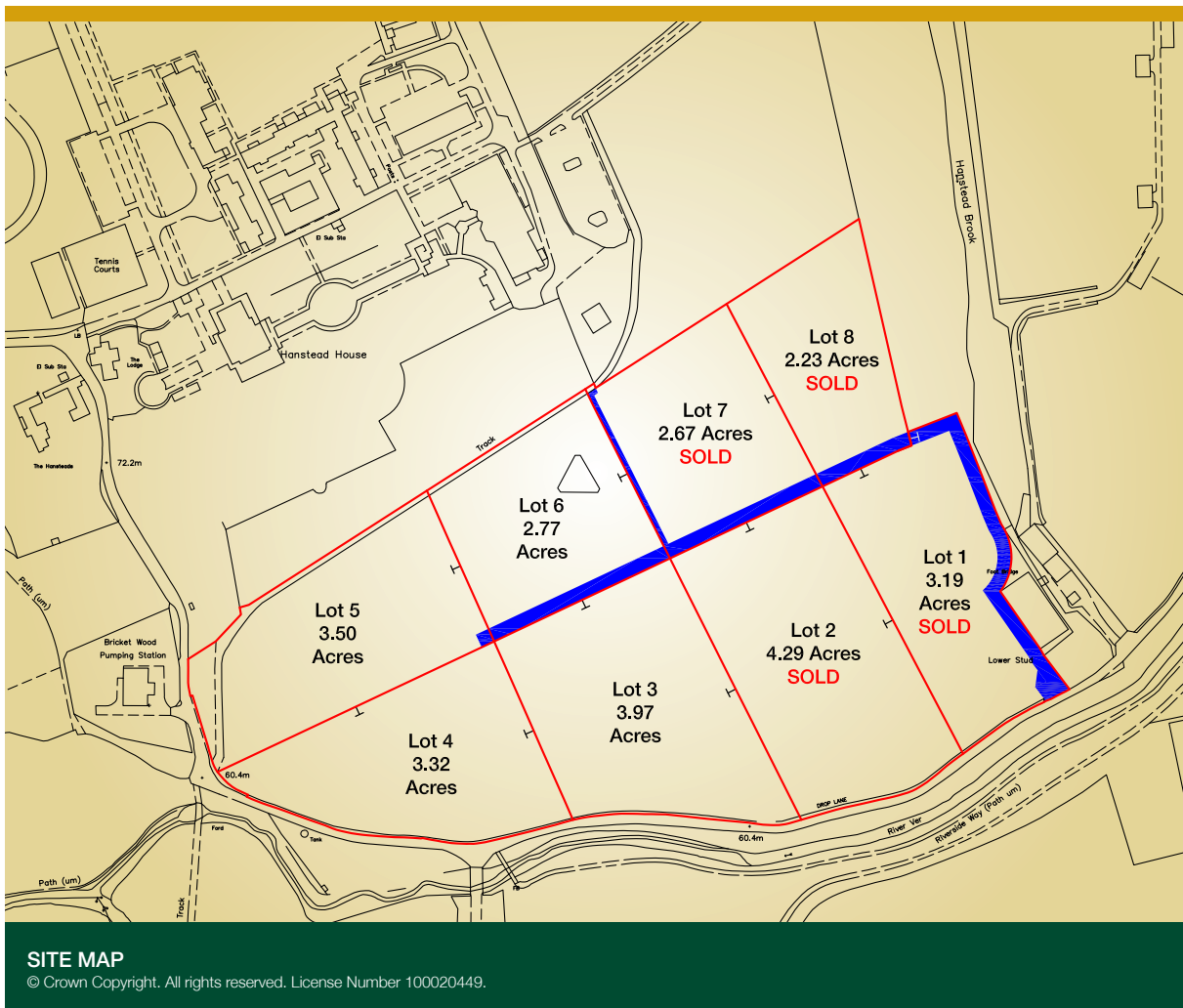
The land benefits from gated access and extensive road frontage onto Drop Lane which adjoins Smug Oak Lane. Full vehicular right of way is provided to all lots via an 8m easement.

A 3m easement runs through Lot 7 connecting all the lots to the brideway that connects the site to Bricket Wood Common.

GUIDE PRICES

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

Lot 1:	3.19 acres	SOLD	Lot 5:	3.50 acres	Guide Price: £58,000
Lot 2:	4.29 acres	SOLD	Lot 6:	2.77 acres	Guide Price: £49,000
Lot 3:	3.97 acres	Guide Price: £70,000	Lot 7:	2.67 acres	SOLD
Lot 4:	3.32 acres	Guide Price: £59,000	Lot 8:	2.23 acres	SOLD



THE PROPERTY MISDESCRIPTIONS ACT 1991

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