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## LAND FOR SALE IN GADDESSEN ROW, HERTFORDSHIRE

LAND ON GADDESSEN ROW, HERTFORDSHIRE, HP2 6HJ

LAND FOR SALE SUITABLE FOR PADDOCK CONVERSION LOCATED NEAR  
HEMEL HEMPSTEAD, HARPENDEN, ST. ALBANS, THE A5 AND M1 MOTORWAY



### LAND WITHIN BEAUTIFUL & AFFLUENT COUNTRYSIDE LESS THAN AN HOUR FROM CENTRAL LONDON

A wonderful opportunity for you to own a parcel of land within a desirable area of Hertfordshire. Totalling nearly 32 acres, the site benefits from extensive road frontage, is surrounded by mature trees & hedgerow and is available as a whole or in lots.

The location of this land in Gaddesden Row and its topography means that it would be well suited to equestrian use. A bridleway runs along the north-eastern boundary giving access to an extensive riding network.

Situated in the picturesque village of Gaddesden Row, the land benefits from being surrounded by beautiful countryside yet is within close proximity to Harpenden, Hemel Hempstead, St Albans and Central London – less than an hour away.

Gaddesden Row is an affluent area where house prices are 103% above the national average. These premium house prices reflect the desirability of Gaddesden Row as a place to live and own property – including land.

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

- ◆ 2.5 miles to the M1 (junction 9)
- ◆ 2.5 miles to the A5
- ◆ 3.9 miles to Hemel Hempstead Train Station \*
- ◆ 4.8 miles to Harpenden Train Station \*\*
- ◆ 6.4 miles to the M25 (junction 21)
- ◆ 6.7 miles to London Luton Airport

\* Journey Times: 26 mins to London Euston; 30 mins to Milton Keynes

\*\* Journey Times: 25 mins to London St Pancras International

## LOCATION

- ◆ 3.3 miles to Hemel Hempstead
- ◆ 4.7 miles to Harpenden
- ◆ 5.0 miles to Whipsnade
- ◆ 5.1 miles to Berkhamsted
- ◆ 6.0 miles to St. Albans
- ◆ 6.1 miles to Luton
- ◆ 6.8 miles to Dunstable
- ◆ 10.1 miles to Watford
- ◆ 24.6 miles to Central London

Gaddesden Row is perfectly placed; surrounded by picturesque and rural villages on the edge of the Ashridge Estate, yet close enough to enjoy the amenities of Harpenden, Hemel Hempstead and Central London.

Hemel Hempstead is a thriving town and part of the Greater London Urban Area. It has much to offer and is a great family friendly place to visit.

Hemel Hempstead has recently seen a £347million refurbishment to regenerate the town centre. The Marlowes Centre is Hemel Hempstead's main shopping area and it is complimented by the new Riverside Shopping Centre; an exciting open air shopping development built around the banks of the river that homes many shops, restaurants and cafés that you'd expect of a busy modern town.

To the east are the historic and affluent towns of Harpenden and St Albans. They have become much sought after dormitory towns within the London commuter belt resulting in notoriously high property prices – common in the region.

Both Harpenden and St Albans have many independently owned shops, boutiques, cafes and restaurants that give the area a unique character and charm.



Nearby Berkhamsted is a popular town with a thriving local economy. The town is a desirable place to live and enjoys a bustling atmosphere with its weekly markets and generous offering of shops, pubs and restaurants.

To the north is the Luton and Dunstable Urban Area. The area is expected to grow due to development within and physical expansion of the three towns and large re-development of Luton. This major regeneration of Luton town centre is already underway, which will include upgrades to the town's transport as well as improvements to the town's urban environment.

The land is close to the M1 motorway and A5 road, and is served by fast & frequent rail links into London at the nearby Hemel Hempstead and Harpenden train stations. Nearby London Luton Airport is one of the country's major international airports.

## LEISURE & EQUESTRIAN

Nearby Gaddesden Estate offers a members only ride and is well supplied with almost 8 miles of estate roads, tracks & woodland rides. Two cross country jumping lanes are available, together with a jumping complex. There are 28 jumps ranging from 2ft to 3ft 3ins, which are suitable for novice horses and riders and are nearly all natural jumps. There is also a five furlong grass gallop alongside the jumping lanes.

The land is located within the Chiltern Hills, a stunning area of countryside with rolling hills and woodland. These beautiful landscapes offer visitors a wealth of attractions to experience. Horse riding is a great way to explore the hills on a network of bridleways.

To the northern boundary of the site is a bridle path, providing easy access to the extensive bridleway network in the area.

For those preferring to explore the Chilterns by foot the Chiltern Way is extremely close by. It is a circular walking route of around 125 miles, taking in some of the finest scenery in the country.

After a long walk or ride you could take a 5 minute walk from the land to enjoy a drink or a meal at the Old Chequers pub and restaurant.

To the west is Ashridge Estate owned by the National Trust. The estate comprises of 5,000 acres of woodlands (known as Ashridge Forest), commons and chalk downland which supports a rich variety of wildlife. The best way to explore the estate is through the miles of waymarked footpaths and bridleways that give you plenty of space to explore the outstanding setting.

Whipsnade Zoo is just over 5 miles from the site. Set in 600 acres of beautiful parkland, Whipsnade is the UK's largest zoo and one of the largest in Europe.

Other Leisure pursuits in the area include golf courses at Ashridge, Berkhamsted, Boxmoor & Chartridge, The Rex Cinema in Berkhamsted and Champneys spa near Tring.

## ACCESS

The land benefits from extensive road frontage onto Gaddesden Row and full vehicular right of way is provided to all lots via an easement (*shown blue on the site plan*).

A 3m easement runs through Lot 9 connecting all the lots to the bridleway to the north.

## LAND VALUES

**The supply of farmland to the market in last quarter is down 42%** compared to the first quarter of 2016, and *down 38%* compared to the long-term average.

**Demand for land remains robust** – especially from investors looking for more than a 'safe' investment in uncertain times – and this together with the diminishing supply, may help **strengthen land values**.

## AFFLUENT & DESIRABLE AREA

The land is situated in an affluent area where house prices in the area are 24% above the county average, 77% above the regional average and **103% above the national average**.

These premium house prices reflect the desirability of Gaddesden Row as a place to live and own property – including land.

## OVERAGE

Lots 1-4 are subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than for agricultural or equestrian purposes. The Overage period is 33 years from the date of completion.

## PLANNING

The land is designated as green belt and falls within the Chilterns Area of Outstanding Natural Beauty (AONB). Any development would be subject to the appropriate planning permission.

## LOCAL AUTHORITY

Dacorum Borough Council  
[www.dacorum.gov.uk](http://www.dacorum.gov.uk)

Hertfordshire County Council  
[www.hertfordshire.gov.uk](http://www.hertfordshire.gov.uk)

## 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](mailto:enquiries@vantageland.co.uk).





All lots have the benefit of direct access to a bridleway



The land is currently being seeded back to grass

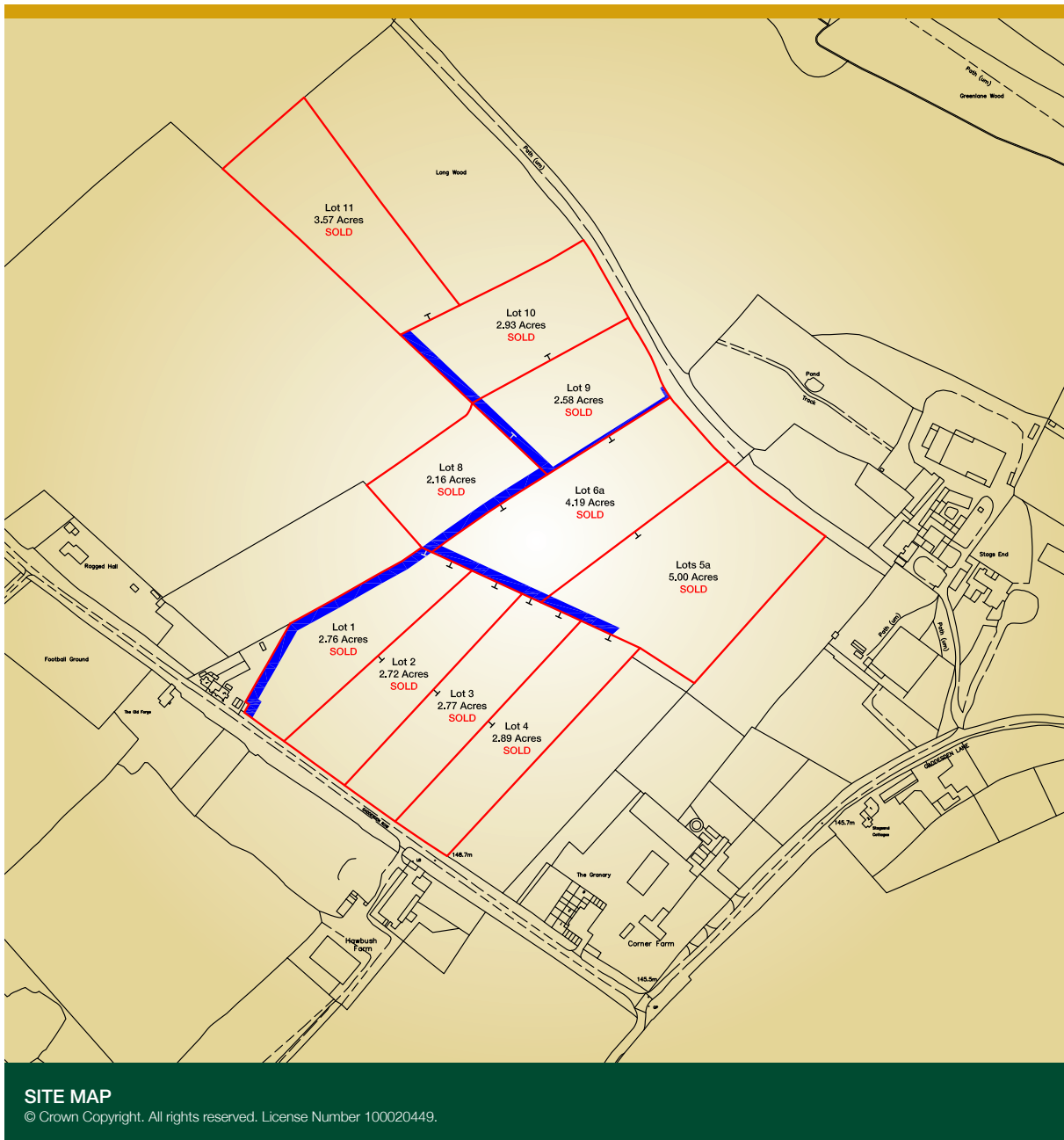


In the main, the site is surrounded by mature trees & hedgerow and all lots are suitable for paddock conversion

## GUIDE PRICES

The land is available freehold as a whole or in lots. The site plan below is indicative and we are happy to offer you the acreage you require. Please call 01727 701303 if you have an alternative budget or lot size requirement.

Lot 1:	2.76 acres	<b>SOLD</b>	Lot 6a:	4.19 acres	<b>SOLD</b>
Lot 2:	2.72 acres	<b>SOLD</b>	Lot 8:	2.16 acres	<b>SOLD</b>
Lot 3:	2.77 acres	<b>SOLD</b>	Lot 9:	2.58 acres	<b>SOLD</b>
Lot 4:	2.89 acres	<b>SOLD</b>	Lot 10:	2.93 acres	<b>SOLD</b>
Lot 5a:	5.00 acres	<b>SOLD</b>	Lot 11:	3.57 acres	<b>SOLD</b>



### 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.