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## LAND FOR SALE NEAR WATFORD, HERTFORDSHIRE

LAND ON OLD HOUSE LANE, KINGS LANGLEY, HERTFORDSHIRE, WD4 8RS

ARABLE LAND FOR SALE WITH INVESTMENT POTENTIAL WELL SITUATED NEAR WATFORD, ST ALBANS, CENTRAL LONDON AND THE M25 & M1 MOTORWAYS



### CLOSE TO THE M25 & JUST 19 MILES FROM CENTRAL LONDON

A wonderful opportunity for you to own a parcel of arable land in a fantastic location close to Watford and in the Greater London Urban Area. The property is suitable for a wide variety of uses from agricultural activities to other recreational and leisure pursuits.

The site benefits from road frontage and gated access onto Old House Lane to the north and is surrounded in the main by woodland to the south and east.

The land is situated in the highly affluent village of Kings Langley, close to the M25 and just north of Watford - where local train stations offer fast and frequent rail links into Central London in just 16 minutes. The combination of its proximity to London and good transport links have meant that property in this area is much sought after.

The site is available freehold as a whole or in lots from just £39,000. See back page for a full list of available lots, sizes and prices.

## TRAVEL & TRANSPORT

- ◆ 1.3 miles to Junction 20 of the M25
- ◆ 1.3 miles to the A41
- ◆ 1.7 miles to Kings Langley Train Station
- ◆ 2.7 miles to Watford Tube Station \*
- ◆ 3.2 miles to Watford Junction Train Station \*\*
- ◆ 3.7 miles to Junction 6 of the M1

\* On the Metropolitan Line of the London Tube

\*\* Journey Times: 16 mins to London Euston;  
16 mins to St Albans; 21 mins to Milton  
Keynes; 1 hr 8 mins to Birmingham

## LOCATION

- ◆ To the south of Kings Langley
- ◆ 1.6 miles to Sarratt
- ◆ 2.0 miles to Chipperfield
- ◆ 3.3 miles to Rickmansworth
- ◆ 3.6 miles to Watford
- ◆ 6.2 miles to Radlett
- ◆ 7.0 miles to St Albans
- ◆ 8.9 miles to Harrow
- ◆ 9.5 miles to Uxbridge
- ◆ 11.5 miles to Wembley
- ◆ 19.3 miles to Central London

Kings Langley is a historic village in Hertfordshire, northwest of Watford and just 19 miles from central London. Kings Langley is part of the London commuter belt and included in the government-defined Greater London Urban Area.

Kings Langley is a popular and attractive place in which to live, work and visit. The village has range of good local amenities and the High Street has a variety of shops.

The village lies close to the M25 and M1 giving it a central location in the UK motorway network.

Economically, Kings Langley is closely linked to Watford; a major regional centre for the northern home counties. The town 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 Intu 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.



To the north of the town are the Warner Bros. Studios - the only Hollywood film studio with a permanent base in the UK. The studio plans to invest more than £100million into the site creating hundreds of new jobs.

Watford is served by 3 railway stations and a Tube station. These rail stations offer frequent and fast rail links to Central London in as little as 16 minutes.

Major redevelopment of Watford Junction train station is planned for the next 10 years. These include plans that are already under way to extend the Tube into the town centre by diverting the Metropolitan line branch to Watford Junction. The new route is expected to open in 2018.

In August 2014 the Transport Secretary announced proposals to extend Crossrail into the Hertfordshire area. This would connect Watford Junction to the City cutting travel times to Canary Wharf to just 43 minutes.

The land is close to many affluent towns and villages including Rickmansworth, Radlett and St Albans. These prosperous areas have many independently owned shops, boutiques, cafes and restaurants that give the area a unique character and charm.

The London towns of Harrow, Wembley & Uxbridge are all close by and provide further transport links into Central London, which is just 19 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 87% above the national average.**

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

## HOUSING NEED

House prices in the Three Rivers District are very high and affordability has been worsening.

Alongside the need to provide more housing to meet forecast housing growth, there is therefore a particular need to achieve more affordable housing.

The Council considers that it is appropriate for Three Rivers to provide 4,500 dwellings between 2001 and 2026, a target of 180 homes per year.

Development in Secondary Centres, such as Kings Langley, will provide approximately 24% of the District's housing requirements.

To meet development needs, it will be necessary to review the boundaries of the Green Belt at the edge of existing settlements within the district.

**There will be a challenge to maintaining the extent of the Green Belt while providing for local development needs and meeting regional housing targets.**

*(Source: Local Development Framework Core Strategy, Adopted 17 October 2011)*

## PLANNING

The land is designated as Green Belt and lies within the Chilterns Character Area. Any development would be subject to the appropriate planning permission.

## LOCAL AUTHORITY

Three Rivers District Council  
Three Rivers House  
Northway  
Rickmansworth  
Hertfordshire  
WD3 1RL

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

## 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).

## ACCESS

The land benefits from gated access and road frontage onto Old House Lane. Full vehicular right of way is provided to all lots via an 8m easement (*shown blue on the site plan*).



Road frontage onto Old House Lane



Views to Lot 1 over Lot 10



Lots 3 & 4

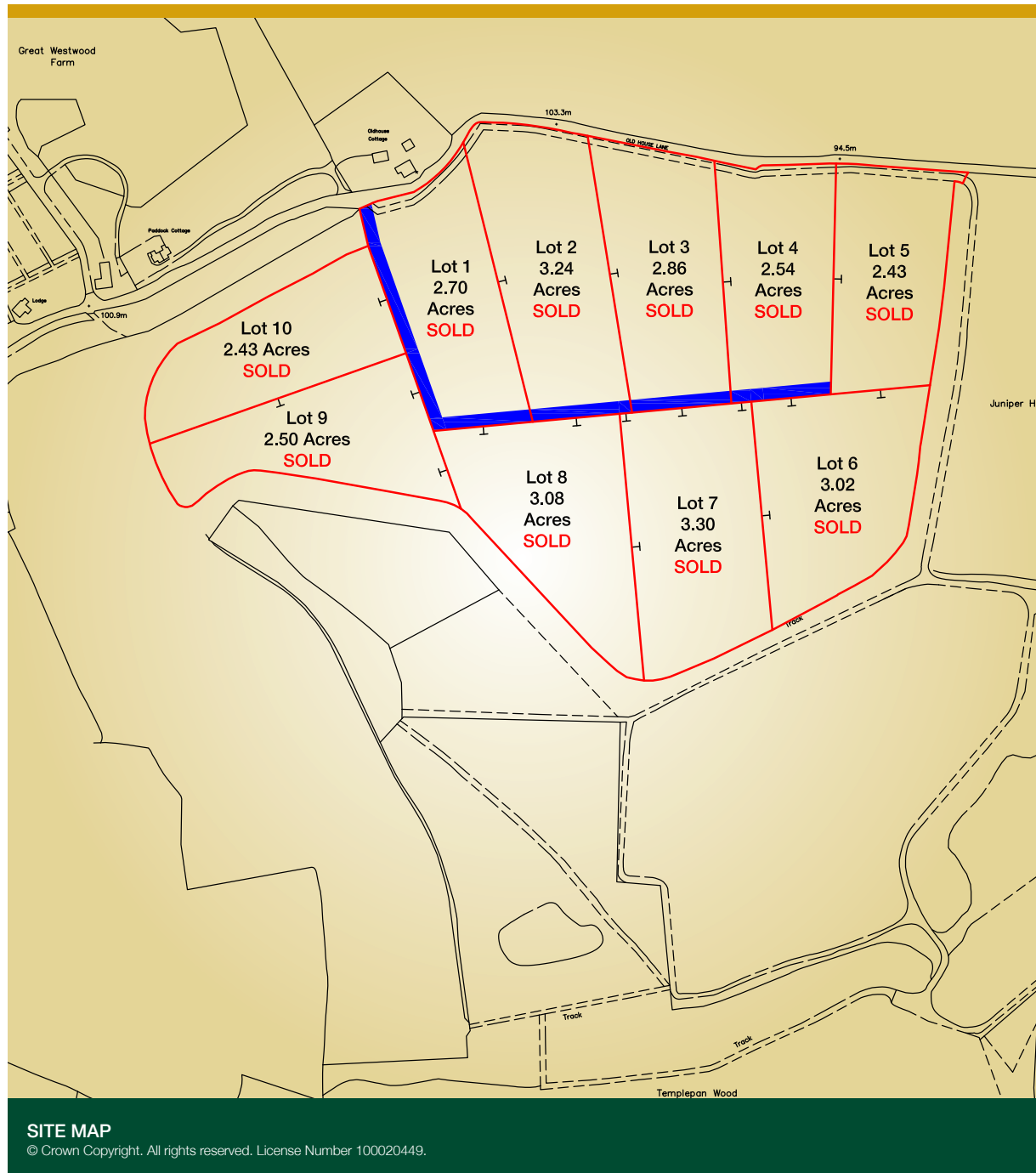


Lot 6

# GUIDE PRICES

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

Lot 1:	2.70 acres	<b>SOLD</b>	Lot 6:	3.02 acres	<b>SOLD</b>
Lot 2:	3.24 acres	<b>SOLD</b>	Lot 7:	3.30 acres	<b>SOLD</b>
Lot 3:	2.86 acres	<b>SOLD</b>	Lot 8:	3.08 acres	<b>SOLD</b>
Lot 4:	2.54 acres	<b>SOLD</b>	Lot 9:	2.50 acres	<b>SOLD</b>
Lot 5:	2.43 acres	<b>SOLD</b>	Lot 10:	2.43 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.

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