

v1.0



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## ST ALBANS, HERTFORDSHIRE

HARPENDEN ROAD, ST ALBANS, HERTFORDSHIRE, AL3 6BZ

LAND FOR SALE CLOSE TO HARPENDEN, WATFORD, LONDON  
AND THE A1(M), M1 & M25 MOTORWAYS



Just 2 parcels of land available at this site which is a mixture of pasture land and woodland. The site has been untended for numerous years, but would be suitable for a range of recreational or amenity uses or a variety of other uses STPP.

The land benefits from extensive road frontage onto Harpenden Road – an expensive street in St Albans characterised by large detached houses and where property prices are 180% above the national average.

St Albans is an affluent city within the London commuter belt and the Greater London Built-up Area. Due to highly acclaimed schooling, excellent transport links and its proximity to London, St Albans has become one of the most sought-after locations in the country.

Size: 1.20 acres      SOLD  
Size: 1.49 acres      SOLD



POSTCODE OF NEAREST PROPERTY: AL3 6BZ  
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## TRAVEL & TRANSPORT

- ◆ 1.7 miles to St Albans Train Station \*
- ◆ 3.6 miles to the M1 (junction 8)
- ◆ 4.2 miles to the A1(M) (junction 3)
- ◆ 4.4 miles to the M25 (junction 21a)

\* Journey Times: 8 mins to Luton Airport Parkway; 20 mins to West Hampsted; 21 mins to London St Pancras International

## LOCATION

- ◆ 2.9 miles to Harpenden
- ◆ 4.3 miles to Hatfield
- ◆ 5.9 miles to Welwyn Garden City
- ◆ 6.1 miles to Hemel Hempstead
- ◆ 8.1 miles to Luton
- ◆ 8.6 miles to Watford
- ◆ 20.5 miles to Central London

The land lies on Harpenden Road, in a highly sought-after area on the north side of St Albans. There is nearby open parkland, highly acclaimed schooling, good local amenities and easy access to the city centre.

St Albans is a historic roman city within the London commuter belt and the Greater London Built-up Area. It is a diverse, friendly and thriving city with a wealth of amenities including high street shops, independently owned boutiques and a large variety of cafes and restaurants.

The larger towns of Hemel Hempstead and Watford are close by with Central London just over 20 miles away.

The area has exceptional transport links with easy access to the M25, M1 and A1(M). Nearby St Albans train station offers fast, direct and frequent rail services to London St Pancras International – home of the Eurostar – in just 21 mins, providing links to mainland Europe.

## HOUSE PRICES

The land is situated in on an expensive street.

**House prices on Harpenden Road are 75% above the county average, 113% above the regional average and 180% above the national average (Zoopla).**

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

## PLANNING

The land is designated as green belt. Any development would be subject to the appropriate planning permission.

## LOCAL AUTHORITY

St Albans City and District Council  
[www.stalbans.gov.uk](http://www.stalbans.gov.uk)

## ACCESS

The site enjoys extensive road frontage onto Harpenden Road. Access to each strip of land would need the appropriate permission and this would be the responsibility of the buyer.

## LAND VALUES

Despite the Brexit-related uncertainties, the farmland market has proven more resilient than many might have predicted as land prices increased 2% last year.

Investors have played an increasing role in the farmland market as they tend to be attracted to tangible assets as they see them as a safe haven for their capital. Land remains in considerable demand for capital investment for many non-farming reasons, including development potential, privacy, tax reasons, or amenity.

In the immediate future it is anticipated that **land prices will continue to rise**, supported by a lack of supply (*Strutt & Parker*).

## METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession upon completion.

## VIEWING

To arrange a site visit, please call 01582 788878 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).



The land benefits from extensive road frontage onto the expensive Harpenden Road

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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