



VANTAGE
LAND
01727 701303

Katherine Warrington
School

Green Belt Development

Land for Sale

Lower Luton Road

Lower Luton Road

PLOT OF LAND BETWEEN WHEATHAMPSTEAD & HARPENDEN
ON LOWER LUTON ROAD IN WHEATHAMPSTEAD, ST. ALBANS, HERTFORDSHIRE, AL4 8JH

PLOT OF LAND ON A RESIDENTIAL ROAD IN A HIGHLY SOUGHT-AFTER AREA

This a desirable opportunity for you to own a residential-sized plot of agricultural land, bordering a residential estate.

The plot measures 0.23 acres (934 sq.m.) and benefits from road frontage onto Lower Luton Road, adjacent to the large detached house at No. 386.

Situated in a desirable position, the land is located midway between the sought-after areas of Wheathampstead and Harpenden, and within walking distance of the new Katherine Warrington School.

Transport links are excellent. The M1 & A1(M) connect you to the M25, whilst nearby Harpenden train station offers direct links to London in just 26 minutes.

The land is currently overgrown and could be suitable for a variety uses subject to any necessary planning consents.

It should be noted that there has been development within the Green Belt close to the land for sale.



Size	Guide Price
0.23 acres / 934 sq. m. / 10,056 sq. ft.	£39,500



LOCATION

- ◆ West of Wheathampstead
- ◆ East of Harpenden
- ◆ 4.8 miles to St. Albans
- ◆ 5.4 miles to Welwyn Garden City
- ◆ 5.5 miles to Hatfield
- ◆ 5.6 miles to Luton
- ◆ 11.8 miles to Watford
- ◆ 23.3 miles to Central London

TRANSPORT LINKS

- ◆ 1.1 miles to Harpenden Train Station*
- ◆ 3.9 miles to the M1 (J9)
- ◆ 4.4 miles to London Luton Airport
- ◆ 4.6 miles to the A1(M)
- ◆ 7.6 miles to the M25 (J21a)

* Journey Times: 5 mins to Luton Airport Parkway; 5 mins to St. Albans City; 17 mins to West Hampstead Thameslink; 26 mins London St. Pancras International

The plot of land adjoins a residential estate on the Lower Luton Road, just a short walk from the new Katherine Warrington School, which has received a good & outstanding Ofsted report.

It lies in an enviable position mid-way between Wheathampstead and Harpenden.

The historic and charming riverside village of Wheathampstead was voted one of “The Sunday Times Best Places to Live” in 2023 and it’s easy to see why; with a thriving local community, day-to-day amenities and highly-rated restaurants.

Wheathampstead is complimented by Harpenden – one of the UK’s most sought-after locations, with its excellent schools and leafy Victorian High Street, which boasts a variety of outstanding boutique shops, cafés, bars and restaurants.

Transport links are excellent. The M1 and A1(M) are both close by providing easy access to the M25.

Nearby Harpenden train station offers regular services to St. Albans and Luton Airport Parkway in just 5 minutes, with direct services to London St. Pancras International in as little as 26 minutes.

LOCAL DEVELOPMENT

Just 175m north of the land for sale, a plot of land was given approval in 2004 for a 148m² agricultural building (Planning Ref. 5/2004/0099).

Following this, an application was made in 2017 to convert the barn into a 3-bed home (Planning Ref. 5/2017/1211). Though this application was originally refused, it was successfully given approval under appeal (Appeal Ref: APP/B1930/W/17/3180423).

A further application was approved in 2019 to change this to a 4-bed home (Planning Ref. 5/2019/1548).

The curtilage of this property is not to dissimilar in size to the land for sale and both sites have the same land designation.

Furthermore, the new Katherine Warington School was granted planning permission on Green Belt land in 2018.



PLANNING

The land is subject to an Article 4 Direction. There are no current or past planning applications on the land.

LOCAL AUTHORITY

St Albans City & District Council
www.stalbans.gov.uk

LAND DESIGNATION

The land is situated within a Landscape Conservation Area and the Metropolitan Green Belt. Any development or change of use would be subject to the appropriate permission.

NO OVERAGE

There is **no overage or clawback** on this land – rare in today's land market.

PROPERTY PRICES

The land is situated within an extremely affluent area. Property prices in the Harpenden & Wheathampstead area are 51% above the county average and **123% above the national average** (Source: Zoopla).

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



The plot lies adjacent to No. 386 on the Lower Luton Road from where it benefits from approx. 33m of road frontage.

ACCESS

The property benefits from approx. 33m of road frontage onto the Lower Luton Road.

Full vehicular right of way is provided via an easement from the end of Manor Road.

If you require any further information please call 01727 701303.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The entrance from Manor Road can be found here – [///mute.worm.battle](https://www.what3words.com/mute.worm.battle)

The approximate location of the land can be found here – [///rush.secure.newly](https://www.what3words.com/rush.secure.newly)

METHOD OF SALE

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

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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