



  
**VANTAGE**  
LAND  
01727 701303

## PLANTATION WOOD, FLAUNDEN, HERTFORDSHIRE

WOODLAND FOR SALE OFF HOGPITS BOTTOM IN FLAUNDEN, HEMEL HEMPSTEAD, HP3 0PH

## WOODLAND FOR SALE IN A HIGHLY SOUGHT-AFTER & PRIZED AREA

Do not miss out on a rare opportunity to own this treasure, close to the desirable village of Flaunden.

Plantation Wood is a well-maintained and clearly defined woodland, offering ease of stewardship, characterised by a predominantly mature canopy, with impressive oak, ash and hazel trees.

Open spaces let in sunlight and notable features include a timber wood store and 50m double zip wire. These amenities add both practicality and a sense of adventure.

Situated just off the residential area of Flaunden, the woodland offers a unique opportunity for recreational or conservation use, providing a perfect retreat from the hustle and bustle of life without compromising on accessibility or local amenities.

Close to excellent transport links, with Central London just 30 mins away, the woodland is situated in a much sought-after and extremely enviable location. Woodland in this area, with such close proximity to London, are extremely rare and are available in the open market only very occasionally.

Property prices in Flaunden are 135% above the average reflecting the desirability of the area as a place to own property – including woodland.



Lot	Size	O.I.E.O
1	1.81 acres	£65,000



## LOCATION

- ◆ 1.6 miles to Bovington
- ◆ 3.1 miles to Chorleywood
- ◆ 3.7 miles to Chesham
- ◆ 3.8 miles to Amersham
- ◆ 4.1 miles to Hemel Hempstead
- ◆ 4.5 miles to Berkhamsted
- ◆ 6.3 miles to Watford

Plantation Wood lies on the eastern edge of the sought-after village of Flaunden, near Bovington.

Flaunden is an extremely desirable and picturesque village known for its close-knit community and two popular pubs, which offer great food. Day-to-day amenities can be found in nearby Bovington.

Whilst the area enjoys a semi-rural setting it is well-connected to the larger towns and villages of Chorleywood, Hemel Hempstead, Berkhamsted and Watford.

## TRANSPORT LINKS

- ◆ 2.0 miles to the A404
- ◆ 2.6 miles to Chalfont & Latimer Train Station \*
- ◆ 3.1 miles to the A41
- ◆ 3.2 miles to Chorleywood Tube Station \*\*
- ◆ 3.3 miles to Hemel Hempstead Train Station \*\*\*
- ◆ 3.5 miles to the M25 (J20)

Transport links are excellent. The M25 is just a short distance away, providing swift access to the wider motorway network, international airports and Central London.

Rail links are equally impressive, with the Metropolitan Line available at several local Underground stations including Chalfont & Latimer; which, together with Hemel Hempstead, also offers frequent, fast and direct mainline services to London in approx. 30 minutes.

\* Journey Times: 33 mins to London Marylebone

\*\* On the Metropolitan Line of the London Tube Network

\*\*\* Journey Times: 28 mins to London Euston

## PROPERTY PRICES

Plantation Wood is situated within an extremely affluent area. Property prices in Flaunden are 57% above the county average and **135% above** the national average (*Source: Zoopla*).

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

## LAND DESIGNATION

The woodland is situated within the Metropolitan Green Belt. Any development or change of use would be subject to the appropriate permission.

## LOCAL AUTHORITY

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

## METHOD OF SALE

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

**More woodland may be available to purchase.  
Please call 01727 701303 for further information.**



The woodland has the unique benefit of a wood store.









Gated entrance from Hogpits Bottom road.



Vehicular access from Hogpits Bottom road.

## ACCESS

Vehicular access is via a secure gated access from Hogpits Bottom road.

There are no public rights of way crossing the woodland, but the site benefits from having the 'Chiltern Way' running alongside the eastern boundary.

## WHAT3WORDS

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

The gated entrance on Hogpits Bottom can be found here – <///hats.basis.deed>

The approximate location of the south-east corner of the woodland can be found here – <///launch.wrong.moved>

## VIEWING

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

### THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances 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.