



COTTON SPRING PADDOCKS, MARKYATE, ST. ALBANS, HERTFORDSHIRE
LAND FOR SALE ON FRIENDLESS LANE IN MARKYATE, ST. ALBANS, AL3 8AF

LAND WITH GOOD ACCESS & ROAD FRONTAGE IN AN AFFLUENT AREA

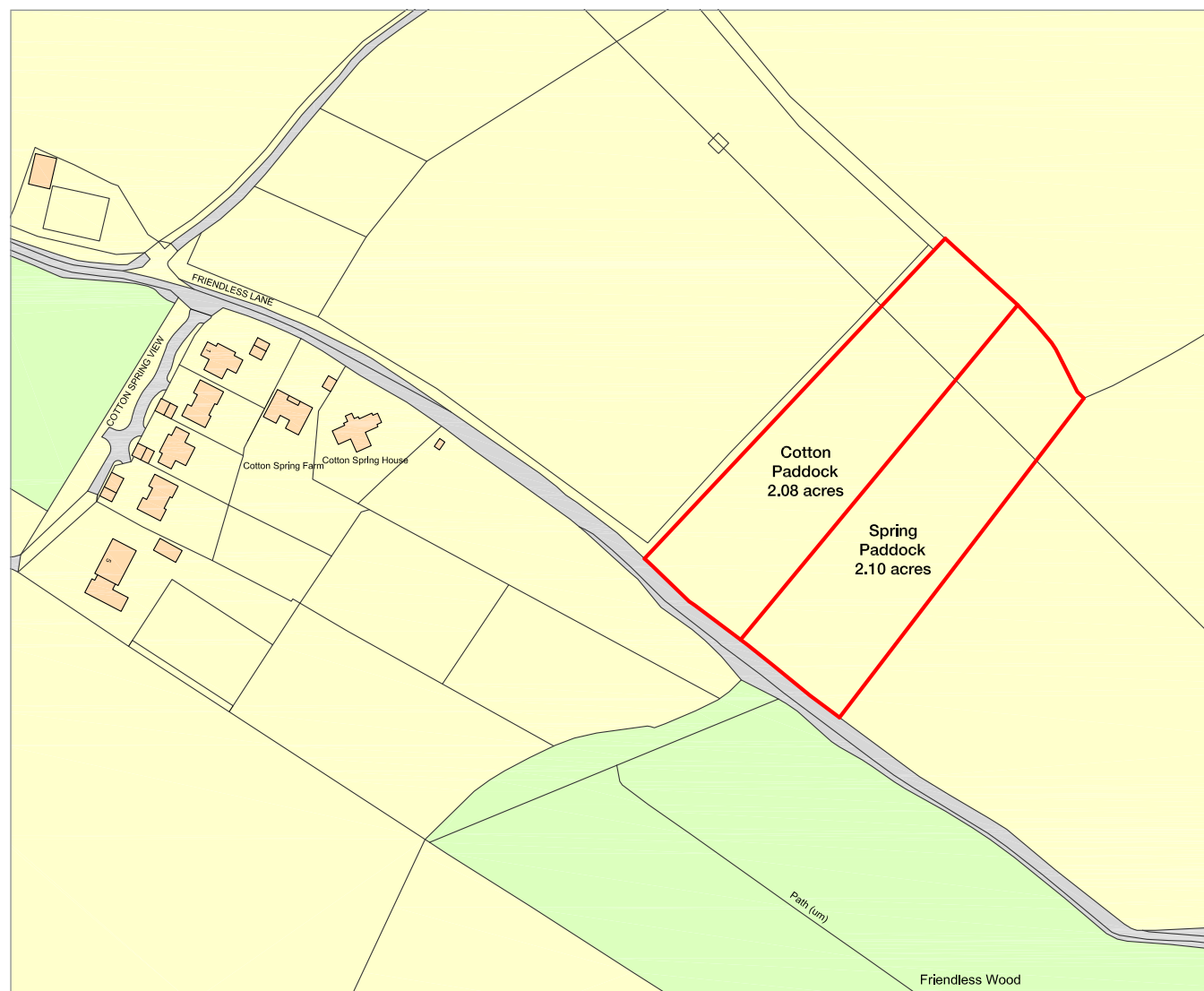
This is a fantastic opportunity for you to own an attractive parcel of grazing land in a beautiful and popular location.

Situated on a quiet road, the land lies just north-west of Flamstead and south of Markyate. It benefits from direct gated access that is set-back from Friendless Lane and is enclosed in the main by a mixture of fencing, mature trees & hedgerow.

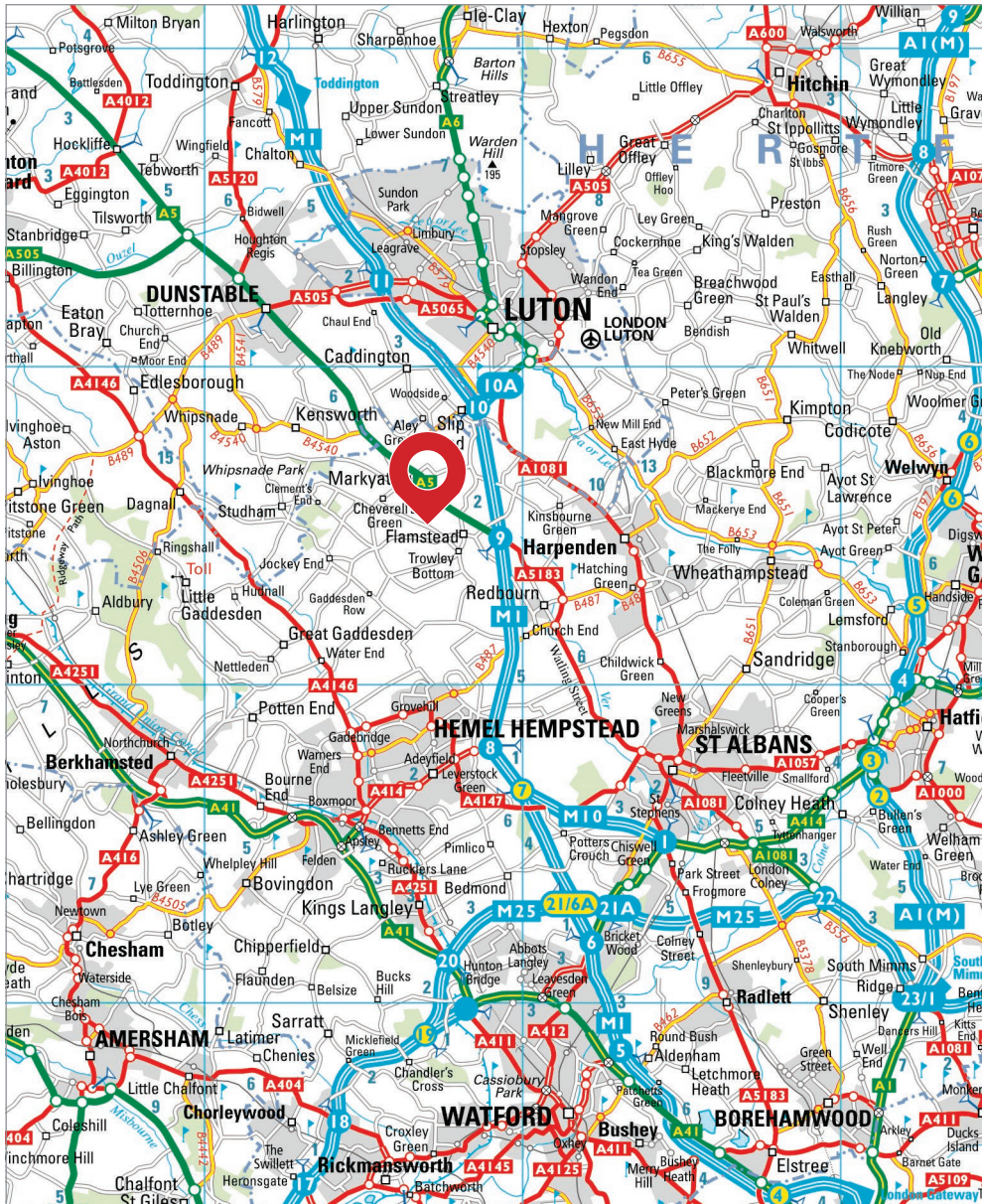
The pasture land is gently undulating and borders an equestrian paddock to the west. It enjoys stunning views over the Hertfordshire countryside to the north.

This idyllic setting is complimented by good transport links, meaning the land is well-connected to Harpenden, St Albans & London.

With the benefits of both town & country, it is no wonder that property prices in the area are 93% above the national average. This reflects the desirability of the area as a place to live and own property – including land.



Lot	Size	Guide Price
Cotton Paddock	2.08 acres	£75,000
Spring Paddock	2.10 acres	£75,000



LOCATION

- ◆ Between Markyate & Flamstead
- ◆ 2.4 miles to Slip End
- ◆ 4.2 miles to Harpenden
- ◆ 4.3 miles to Luton
- ◆ 5.2 miles to Hemel Hempstead
- ◆ 6.9 miles to St. Albans
- ◆ 9.2 miles to Tring
- ◆ 11.8 miles to Watford
- ◆ 25.9 miles to Central London

The land is pleasantly situated between the popular villages of Markyate to the north-west & Flamstead to the east.

These contrasting villages offer the best of both worlds.

On one side you have the rural beauty of historic Flamstead, which is home to highly rated pubs and good schools.

On the other, bustling Markyate provides a wealth of day-to-day amenities with its attractive high street offering a variety of great local shops, cafés, pubs and restaurants.

More comprehensive facilities can be found in nearby Harpenden, Luton, Hemel Hempstead and St Albans.

TRANSPORT LINKS

- ◆ 0.6 miles to the A5183
- ◆ 1.6 miles to the M1 (J9)
- ◆ 4.2 miles to London Luton Airport
- ◆ 4.4 miles to Harpenden Train Station *
- ◆ 7.9 miles to the M25 (J21)

These larger towns can all be easily reached as the land is conveniently located close to excellent transport links.

The nearby A5183 bypass connects you to St Albans, the A5 & the M1 motorway, in turn leading you to the M25 and the wider motorway network.

* Journey Times: 27 mins to London St. Pancras International

Trains from nearby Harpenden station can reach London in under half an hour, whilst International travel is provided by London Luton Airport.

LOCAL DEVELOPMENT

There has been small scale residential development of agricultural buildings in the area.

Across the road from the land for sale lies Cotton Spring Farm which, in 2014, was granted planning permission to demolish existing barns and replace them with 4 large detached properties (Planning Ref: 4/02353/14/FUL).

Then in 2020/21 a further barn was granted planning permission to be replaced with a large detached house (Planning Ref: 20/01562/FUL & 21/03703/FUL).

In 2008 an existing stable block & barn, 1.6 miles south of the land for sale, successfully received planning permission to convert into 2 dwellings (Planning Ref: 4/01283/08/FUL).

Furthermore, a 1.2 acre parcel of grazing land off Pickford Road, less than a mile north-west from the land for sale, was granted planning permission for 2 x detached houses in 2023 (Planning Ref: 23/00719/OUT).

PROPERTY PRICES

The land is situated on the western edge of Flamstead where property prices are 30% above the county average and **93% 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 site is enclosed in the main and borders an equestrian paddock to the west.

PLANNING

The land is situated within the Chilterns National Landscape & London Green Belt. Any development or change of use would be subject to the appropriate permission.

NO OVERAGE

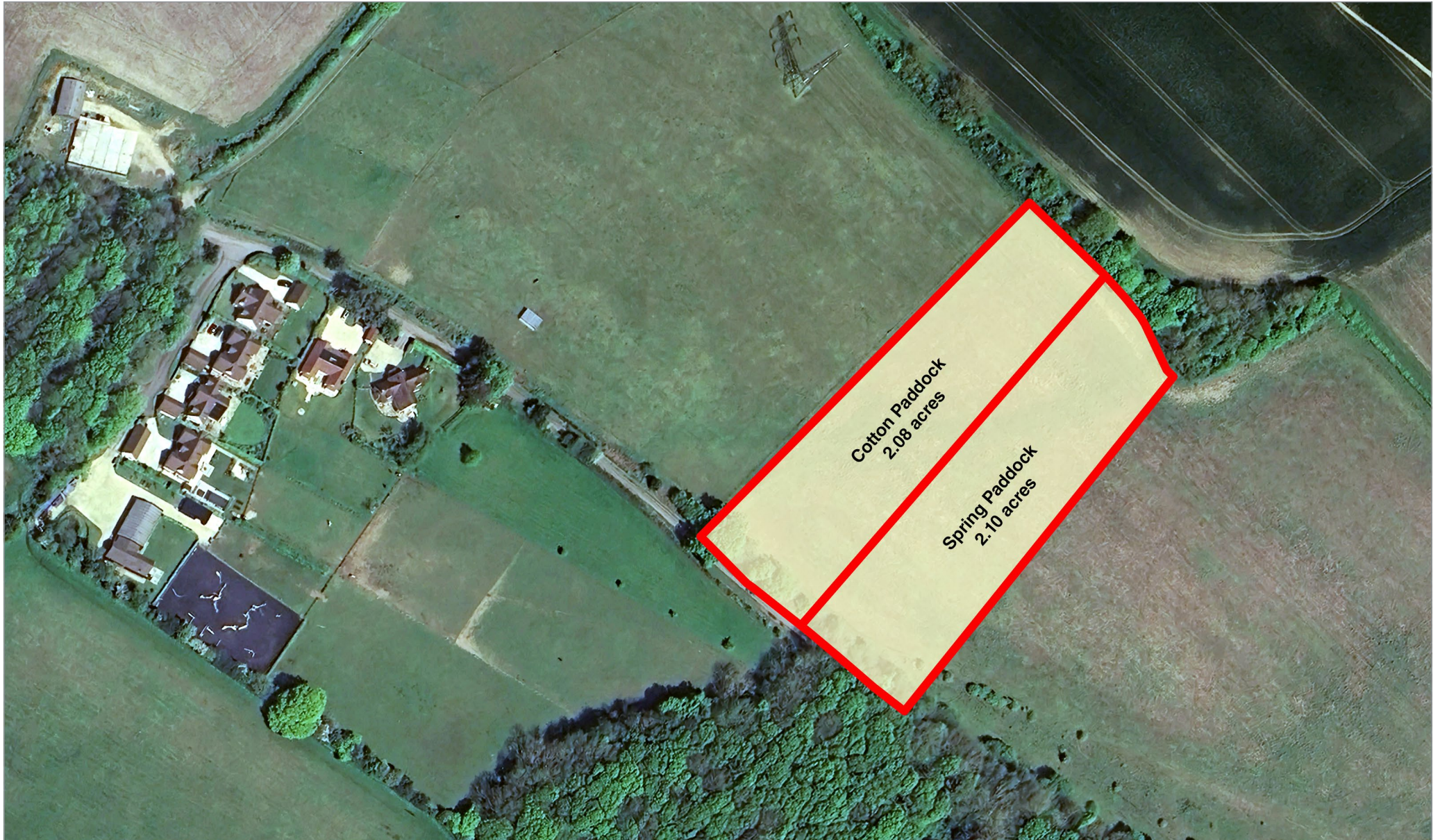
There is **no overage or clawback** on this land – rare in today's land market.

LOCAL AUTHORITY

Dacorum Borough Council
www.dacorum.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.





The pasture land is gently undulating with views over the Hertfordshire countryside.

RECREATION

There are a number of footpaths nearby for you to explore. Both the Hertfordshire Way and Chilterns Way are approximately a 10 minute walk from the land. These long distance circular routes take you through a variety of pretty villages and beautiful countryside.

There are two excellent local pubs within a short walk from the land for you to enjoy; the Three Blackbirds and the historic Rose & Crown. The local area also has a welcoming community spirit, with a number of active groups & societies in Markyate & Flamstead.

Leisure facilities can be found in Harpenden include a sports centre with indoor swimming pool, rugby, tennis and bowling clubs, together with three golf courses. Furthermore, Dunstable Downs and Whipsnade Zoo – the UK's largest – are close by, as is the excellent Stockwood Park & Discovery Centre.

LAND VALUES

Land values in the region rose by 6% last year, higher than the national average, despite numerous challenges in the local market & global economy. This once again shows the inherent resilience of agricultural land as a tangible asset.

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers.

This is supported by the fact that, **in the past 5 years, land values have risen by 31%**, outperforming the FTSE 100, UK property prices and interest from savings in the bank.

These rises are driven by historically low levels of land availability, as demand continues to outstrip supply.



Gated access set-back from the road.

ACCESS

The land enjoys road frontage onto Friendless Lane. Gated access, which is set-back from the road, provides safe & secure access and can be found in the southern corner of the land.

If purchased in lots, full vehicular right of way will be provided via an easement from this gate. Please call 01727 701303 if you require any further information.

WHAT3WORDS

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

The approximate location of the gate in Spring Paddock can be found here – [///doing.bolts.trades](http://doing.bolts.trades)

The approximate location of Cotton Paddock can be found here – [///paint.hero.order](http://paint.hero.order)

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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