

**FORGE FIELD, GADDESSEN ROW, HERTFORDSHIRE**  
ON GADDESSEN ROW, HEMEL HEMPSTEAD, HP2 6HJ

## PLOT OF LAND FOR SALE ON AN AFFLUENT RESIDENTIAL ROAD

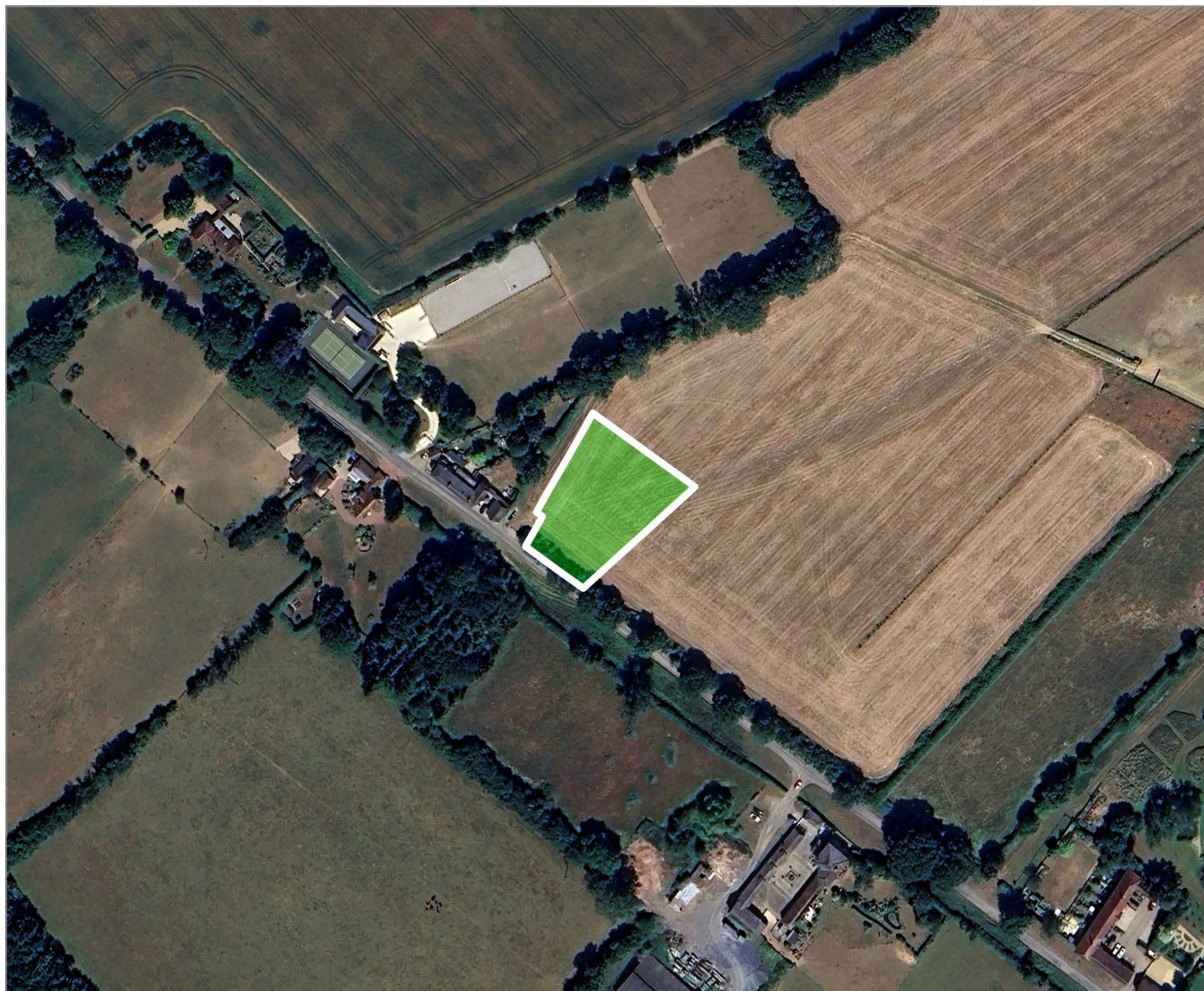
This a desirable opportunity for you to own a large residential-sized plot of agricultural land adjacent to existing housing.

The plot measures 0.76 acres (3,075 sq.m.) and benefits from 32m of frontage onto Gaddesden Row, an affluent road characterised by large, detached properties.

The land itself is flat and currently laid to pasture. It is screened from the road by a large, mature hedgerow providing good seclusion and tranquillity. Access is via a gated entrance to the south-west corner of the land.

Gaddesden Row is beautiful, rural hamlet that is conveniently connected to the towns of Hemel Hempstead, Harpenden & Berkhamsted.

Transport links in the area are excellent, with several nearby train stations offering direct travel to London in approximately 30 minutes. The site is also well-connected to the Midlands, London, and the wider motorway network via the nearby M1 motorway.



Lot	Size	Guide Price
Forge Field	0.76 acres	£58,000



## LOCATION

- ◆ 2.8 miles to Redbourn
- ◆ 2.8 miles to Markyate
- ◆ 3.3 miles to Hemel Hempstead
- ◆ 4.7 miles to Harpenden
- ◆ 5.1 miles to Berkhamsted
- ◆ 6.0 miles to St. Albans
- ◆ 6.1 miles to Luton
- ◆ 10.1 miles to Watford
- ◆ 24.6 miles to Central London

The plot is situated on Gaddesden Row, an affluent road characterised by large, detached properties.

This charming hamlet is nestled within the beautiful Hertfordshire countryside. It is an ideal setting for outdoor pursuits, with numerous footpaths and bridleways nearby perfect for walking, cycling and horse riding.

It is also well-connected to nearby villages and towns. Day-to-day amenities can be found in the nearby villages of Redbourn & Markyate, which offer a good selection of local shops, cafés, pubs and restaurants.

For more extensive retail and leisure facilities, the sought-after market towns of Harpenden, Berkhamsted & St. Albans feature an eclectic mix of independent boutiques, bars and restaurants. Additionally, the larger town of Hemel Hempstead provides a wider selection of high-street names.

Each of these towns offer fast and direct train services to London in approximately half-an-hour.

Excellent transport links continue with the nearby M1 motorway providing access to the M25, the Midlands and London. International travel is also accessible via London Luton Airport.

## TRANSPORT LINKS

- ◆ 2.5 miles to the M1 (J9)
- ◆ 2.5 miles to the A5
- ◆ 3.9 miles to Hemel Hempstead Train Station \*
- ◆ 4.8 miles to Harpenden Station \*\*
- ◆ 6.4 miles to the M25 (J21)
- ◆ 6.7 miles to London Luton Airport

\* Journey Times: 28 mins to London Euston

\*\* Journey Times: 26 mins London St. Pancras International

## LAND DESIGNATION

The land is Greenfield and situated within the Chiltern Hills National Landscape. Any development or change of use would be subject to the appropriate permission.

## PLANNING

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

## LOCAL AUTHORITY

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

## OVERAGE

The land is subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than that which is for agricultural or equestrian purposes. The Overage period is 33 years from 2017 and is for the benefit of a previous owner.

## METHOD OF SALE

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



The land is flat and laid to pasture.



The land benefits from 32m of frontage onto Gaddesden Row and is screened from the road by a large, mature hedgerow providing good seclusion.

## LOCAL DEVELOPMENT

The local area has seen some small scale agricultural and equestrian development.

Most notably is on a number of plots, 0.3 miles to the east on Cupid Green Lane, that have seen a variety of agricultural buildings, field shelters and polytunnels being granted permission.

## 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.



## ACCESS

The land benefits from 32m of frontage onto Gaddesden Row. Full vehicular access is provided via a gated entrance immediately to the south-west of the land. 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 approximate location Forge Field can be found here – [///makeovers.conquests.notices](http://makeovers.conquests.notices)

## 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

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