



**LAND FOR SALE NEAR SLIP END, BEDFORDSHIRE**  
ON MANCROFT ROAD, ALEY GREEN, LU1 4DG



## LAND FOR SALE ON A RESIDENTIAL ROAD, CLOSE TO GREEN BELT DEVELOPMENT

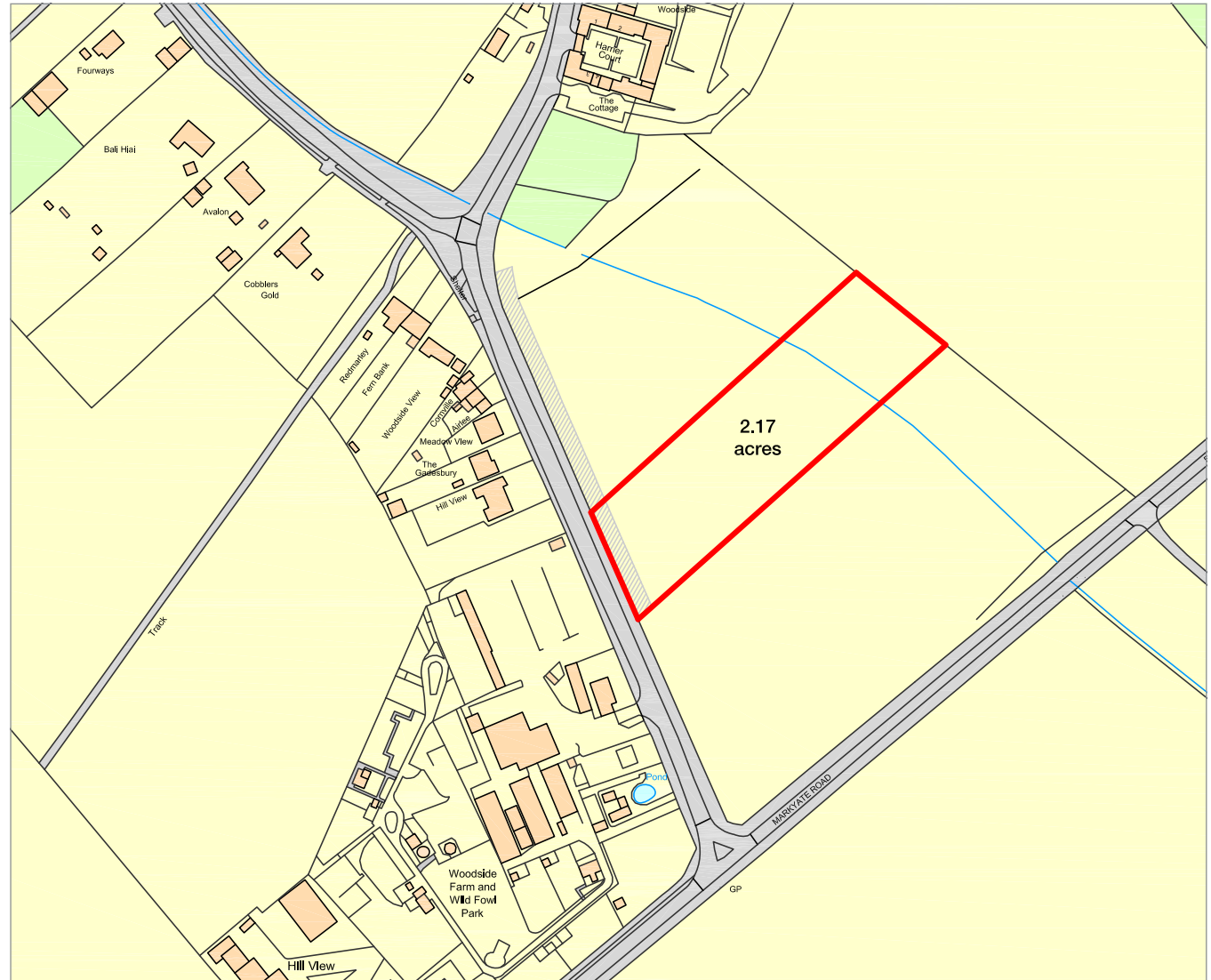
This a desirable opportunity for you to own a strategic parcel of undulating pasture land on a residential road.

Measuring 2.17 acres the land is opposite detached houses and enjoys extensive road frontage onto Mancroft Road. The site is enclosed on three sides; being fenced to the southern boundary and bordered to the east & west by a mixture of mature hedgerow & trees.

It lies on the edge of the large and popular village of Slip End, close to good amenities and excellent transport links on the Bedfordshire/Hertfordshire border.

The land would be suitable for grazing, as a smallholding for hobby farming or for a variety of other recreational or amenity uses subject to any necessary planning consents.

It should also be noted that there are several case of residential development within the Green Belt all within a mile of the land.



Size	Guide Price
2.17 acres	£145,000



## LOCATION

- ◆ South of Aley Green
- ◆ West of Slip End
- ◆ South of Caddington
- ◆ 1.2 miles to Markyate
- ◆ 2.4 miles to Luton
- ◆ 4.6 miles to Harpenden
- ◆ 8.1 miles to Berkhamsted
- ◆ 8.3 miles to St Albans
- ◆ 27.4 miles to Central London

The land is situated on the Bedfordshire/Hertfordshire border between the popular villages of Slip End, Caddington & Markyate.

Slip End is less than a mile from the land. Here you can find two outstanding pubs, a friendly local superstore and a good school.

The larger villages of Caddington & Markyate, offer further amenities, with a good variety of well-known and independent shops, cafés, restaurants, pubs and a range of other day-to-day services available.

More extensive facilities can be found in the nearby bustling and affluent areas of Harpenden, Berkhamsted & St Albans; home to numerous boutique shops, restaurants & bars.

## TRANSPORT LINKS

- ◆ 1.0 miles to the M1 (junction 10)
- ◆ 1.1 miles to the A5183
- ◆ 2.6 miles to Luton Train Station \*
- ◆ 3.6 miles to London Luton Airport
- ◆ 9.7 miles to the M25 (junction 21)

The land lies close to excellent transport links with easy access to the M1 motorway from junction 10 giving you access to the M25 and the larger motorway network.

International travel is provided by nearby London Luton Airport, whilst trains from Luton station can reach London in less than 30 minutes.

\* Journey Times: 8 mins to Harpenden; 13 mins to St Albans; 26 mins to London St Pancras International



## LOCAL DEVELOPMENT

**Central Bedfordshire Council's Local Plan states** that whilst some development can take place beyond the Green Belt and within the existing urban areas, the total amount of land available is well below that needed to meet the requirements of the Plan and **that some development is needed within the Green Belt.**

**There have been several cases of development within the Green Belt all within a mile of the land for sale.**

Most notably is the proposed development of a "New Residential Retirement Care Village" (Planning Ref. [CB/19/00032/FULL](#)) which **will see the creation of 158 new homes.**

Other Green Belt sites include:

[CB/20/03894/FULL](#)

Erection of two new bungalows on land with stable block and outbuildings adjacent to 66 Woodside Road just 0.3 miles away.

[CB/19/00469/OUT](#)

Rural exception housing scheme comprising the erection of up to 19 dwellings on land at Mancroft Road just 0.8 miles away.

[CB/15/00275/OUT](#)

8 detached houses and 4 semi-detached houses on land previously used as a farm yard on Grove Road just 0.6 miles away. This development has been completed.



## PLANNING

The Green Belt within Central Bedfordshire falls into two categories; 'inset' and 'washed over'. 'Inset' Green Belt settlements are excluded from the Green Belt. This means that within these settlements normal planning policy applies.

**The land for sale favourably falls under 'inset' Green Belt.** Any development would be subject to the appropriate planning permission, but normal planning policy applies.

## LOCAL AUTHORITY

Central Bedfordshire Council  
[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

## NO OVERAGE

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





The site is bordered to the east and west by a mixture of mature hedgerow & trees.

## 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 low levels of land availability, as demand continues to outstrip supply.

## METHOD OF SALE

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



## RECREATION

The land lies close to the proposed Heritage Greenway which will improve and create new 'easy access' footpaths, bridleways and cycle paths that will link Slip End to Caddington and the new community at Chaul End with surrounding areas of heritage & wildlife interest.

Opposite the site you can find Woodside Animal Farm, a popular family attraction. Here children can cuddle anything from bunnies to boa constrictors, tour the farm on a tractor and enjoy fairground rides, crazy golf and indoor soft play. There's also a café on site.

Less than a 20 minute walk from the land you can find two excellent local pubs; the Rising Sun and the Frog & Rhubarb, which offer a selection of award winning drinks and delicious food.

Dunstable Downs and Whipsnade Zoo – the UK's largest – are very close by, as is the excellent Stockwood Park & Discovery Centre.



Beautifully undulating pasture land close to housing.





Secure gated access is provided via an easment from Mancroft Road just to the north.

## ACCESS

The land enjoys extensive road frontage onto Mancroft Road from where the land can be accessed via a gated entrance to the north.

A right of way for another land owner runs along the boundary 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 of the gated entrance can be found here – [///trendy.closer.faded](#)

The approximate location of the land can be found here – [///keen.unit.guides](#)

## 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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