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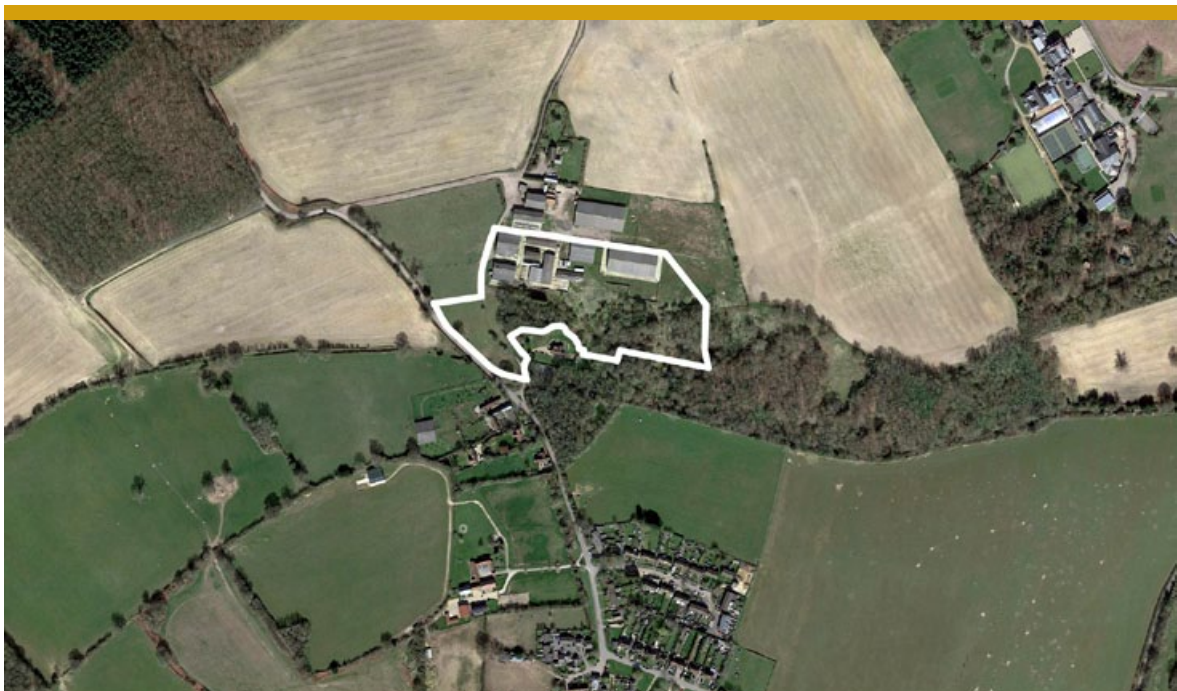
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www.vantageland.co.uk

BALLINGDON FARM, HERTFORDSHIRE

CLEMENTS END ROAD, GADDESSEN ROW, HP2 6HX

9 GOOD SIZED AGRICULTURAL BUILDINGS SITTING IN 9.59 ACRES FOR SALE
CLOSE TO STUDHAM, BERKHAMSTED, HARPENDEN AND THE M1 MOTORWAY



An exciting opportunity to own over 9 acres complete with a range of large agricultural buildings and areas of hardstanding. The agricultural buildings total an impressive 5,815 m². offering various potential development opportunities (STPP).

To that end, there are many examples of agricultural buildings successfully gaining permission to convert into residential dwellings in the local area. Notably a smaller site with four farm buildings – 240m opposite the site on Clements End Road – was granted planning permission to build 3 new houses, a studio annexe and stables.

The site is pleasantly situated between the sought-after areas of Gaddesden Row & Studham, the latter of which has recently been named one of the 40 best villages in the country by the Telegraph. The area is surrounded by beautiful countryside with miles of wonderful walks and the Chilterns Cycleway nearby. Yet it's close enough to motorway links and larger towns such as Berkhamsted & Harpenden, with their fast rail services into London, to provide the perfect rural idyll.

Size: 9.59 acres with approx. 5,815 m². of agricultural buildings
Guide Price: £1,800,000



POSTCODE OF NEAREST PROPERTY: HP2 6HX
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TRAVEL & TRANSPORT

- ◆ 3.3 miles to M1 (junction 9)
- ◆ 4.6 miles to Berkhamsted Train Station *
- ◆ 5.5 miles to the A41
- ◆ 6.1 miles to Harpenden Train Station **
- ◆ 6.7 miles to London Luton Airport
- ◆ 8.3 miles to M25 (junction 21)

* Journey Times: 12 mins to Watford; 27 mins to Milton Keynes; 34 mins to London Euston

** Journey Times: 26 mins to London St Pancras International

LOCATION

- ◆ 1.4 miles to Studham
- ◆ 2.0 miles to Markyate
- ◆ 4.8 miles to Berkhamsted
- ◆ 4.8 miles to Hemel Hempstead
- ◆ 5.9 miles to Harpenden
- ◆ 8.0 miles to St Albans
- ◆ 26.5 miles to Central London

The site is located between the ever popular villages of Gaddesden Row and Studham. They provide a small variety of gastropubs to enjoy as well as two local primary schools, notably of which is the Studham CoE School that is rated Outstanding by Ofsted. Not only that, but the renowned and prestigious Beechwood Park School lies just ½ mile from the site.

What's more, Studham has been named one of the 40 best villages in the country by the Telegraph this year.

For a further range of local shops, amenities and restaurants, the larger village of Markyate is within easy reach.

The nearby charming market towns of Berkhamsted, Harpenden and St Albans also offer a wealth of well-known and independently run shops, cafes, bars and restaurants.

For commuters, the A5, M1 and M25 are easily accessible whilst the mainline rail stations at Berkhamsted and Harpenden provide fast, direct and frequent services to London Euston and St Pancras International in just half an hour. Furthermore, London Luton Airport is just a 20 minute drive from the site.

AGRICULTURAL BUILDINGS

Standing in over 9 acres the site includes the following agricultural buildings:

Ref.	Type	sq. m.	sq. ft.
1	Pole Barn	833	8,963
2	Pole Barn	632	6,806
3	Pole Barn	439	4,730
4	Pole Barn	171	1,843
5	Stable	104	1,114
6	Pole & Open Barn	720	7,748
7	Wooden Barn	322	3,466
8	Pole Barn	740	7,967
9	Pole Barn	1,853	19,950
Total:		5,815	62,588

All sizes are approximate.

SERVICES

The site benefits from a three phase electricity supply and a metered mains water supply.

LOCAL AUTHORITY

Dacorum Borough Council
www.dacorum.gov.uk

LOCAL DEVELOPMENT

There are numerous examples on the local borough council's website of agricultural buildings and stables successfully gaining permission to convert into residential dwellings.

Notably, there are four applications within 1½ miles of the site that have all been granted permission to convert agricultural buildings into residential dwellings:

4/02503/14/FUL | Conversion of 4 farm buildings to provide 3 new dwellings, studio annexe, plus construction of stables off Clements End Road.

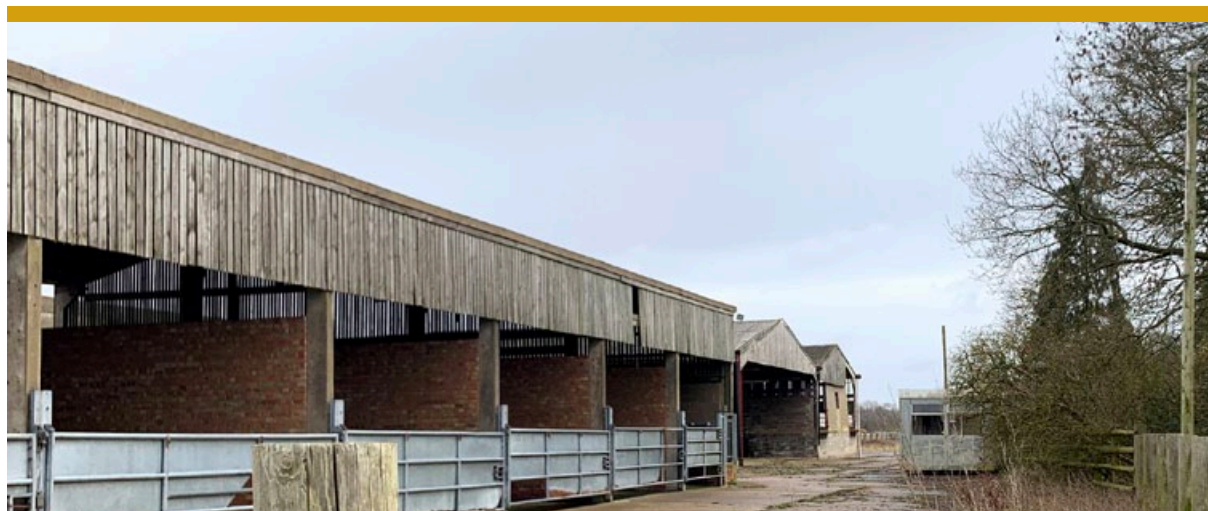
4/03193/17/FUL | Demolition of barn and other outbuildings. Construction of two semi-detached and two detached dwellings.

20/01767/FUL | Proposed change of use of the existing agricultural building to create 2 self-contained residential dwellings.

20/02076/FUL | Change of use of existing agricultural building to create a self-contained residential dwelling.

All of these sites are within the Chiltern Hills Area of Outstanding Natural Beauty as is the approved application 4/01327/19/FUL for the construction of 3 x two bedroom dwellings less than ¼ mile from the site.

Another example of planning approved for residential development within the AONB is the redevelopment of a former nursery site to create three new contemporary dwellings (Ref. CB/15/02051/FULL) just over a mile to the north in Studham. This development has now been completed and the properties are on the market for £1,950,000 each.



Barn (2) measures approx. 632 sq.m. / 6,806 sq.ft.

PLANNING

The site is situated within the Chiltern Hills Area of Outstanding Natural Beauty (AONB). Any development would be subject to the appropriate planning permission.

OVERAGE

The property is subject to an Overage based on 30% 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 40 years from the date of completion.

HOUSE PRICES

The land is situated within an affluent area. House prices in the area are 96% above the regional average and **128% above the national average** (Zoopla).

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

METHOD OF SALE

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



Over 9 acres for sale with a range of agricultural buildings totalling approx. 5,185 sq.m.

RECREATION

Situated on the edge of the Chiltern Hills, with Dunstable Downs and the National Trust's Ashridge Estate right on the doorstep, the site is surrounded by some truly glorious countryside with miles of wonderful walks close by.

For those wanting to explore the surrounding countryside by bike, the Chilterns Cycleway is just a 5 minute ride from the site. The Chilterns Cycleway is a 170 mile circular route where you can visit historic villages and lively market towns, stop at one of the National Trust landmarks, or simply enjoy the magnificent views.

For a fun day out, Whipsnade Zoo is just over 3 miles away. It is the UK's largest zoo, set in 600 acres of beautiful scenery with over 3,300 unique animals and 205 different species to see.

There are also numerous golf clubs in the local area including one of the UK's top 100 clubs – Ashridge Golf Club.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words. The agricultural buildings can be found at:

[///nails.scooped.operation](https://nails.scooped.operation)

ACCESS

The site enjoys good road frontage onto Clements End Road, from where the site benefits from two separate gated entrance points. Access to the barns from here is via an excellent, newly installed track.

WAYLEAVES & EASEMENTS

There is an easement to allow other landowners to cross the land. Contact us for further details.

VIEWING

To arrange a site visit, please call 01582 788878 or email enquiries@vantageland.co.uk.



The site benefits from good road frontage and two separate gated entrances.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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