



GREAT WESTWOOD FIELD, SARRATT, HERTFORDSHIRE
LAND FOR SALE ON OLD HOUSE LANE, SARRATT, KINGS LANGLEY, WD4 9AA

A STRATEGIC PARCEL OF LAND CLOSE TO RESIDENTIAL PLANNING WITHIN THE GREEN BELT

This is a fantastic opportunity to purchase a large block of agricultural land within the highly sought-after and affluent village of Sarratt.

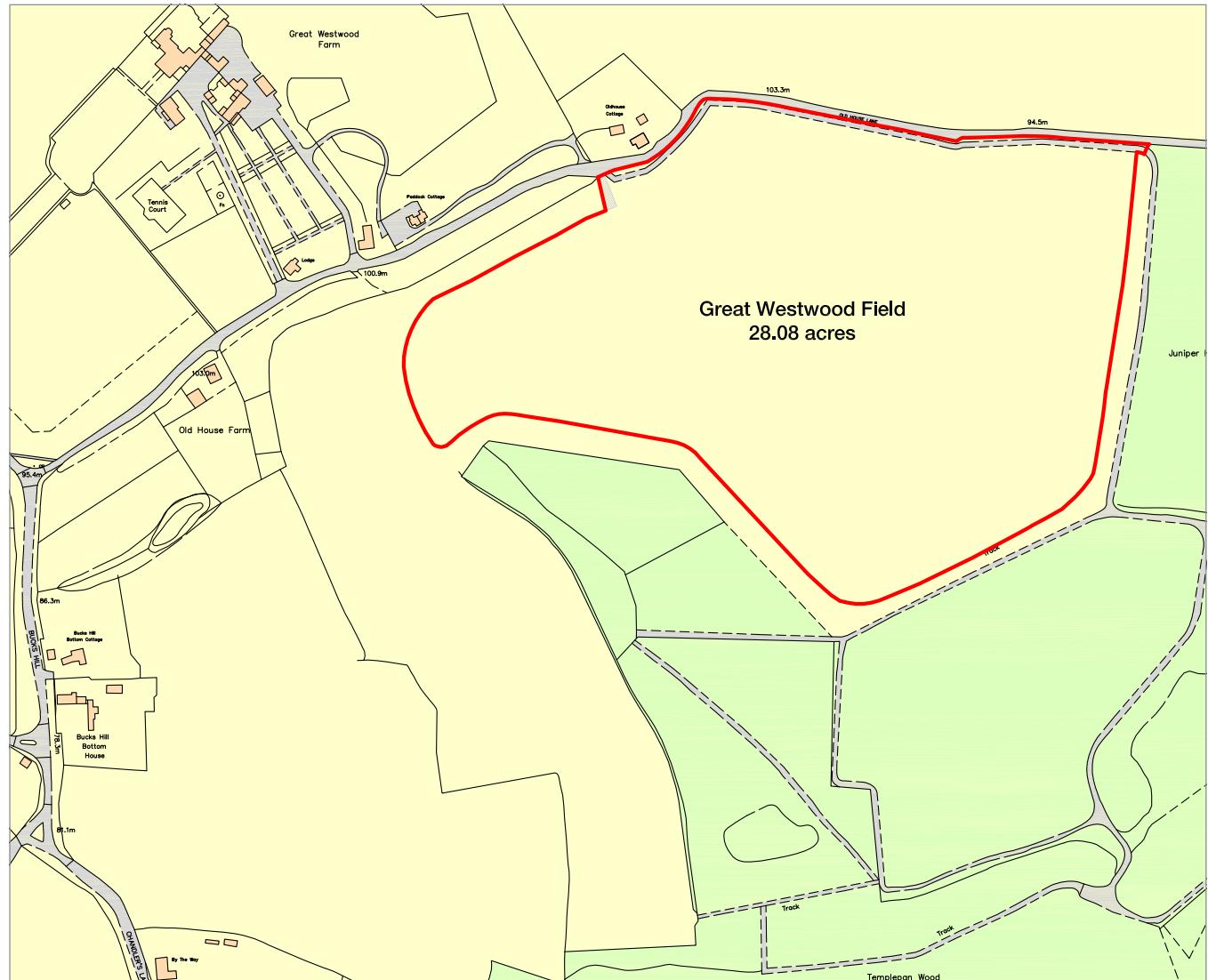
Great Westwood Field measures just over 28 acres and benefits from extensive road frontage onto Old House Lane. The land gently slopes southwards and is surrounded by woodland, offering a scenic setting.

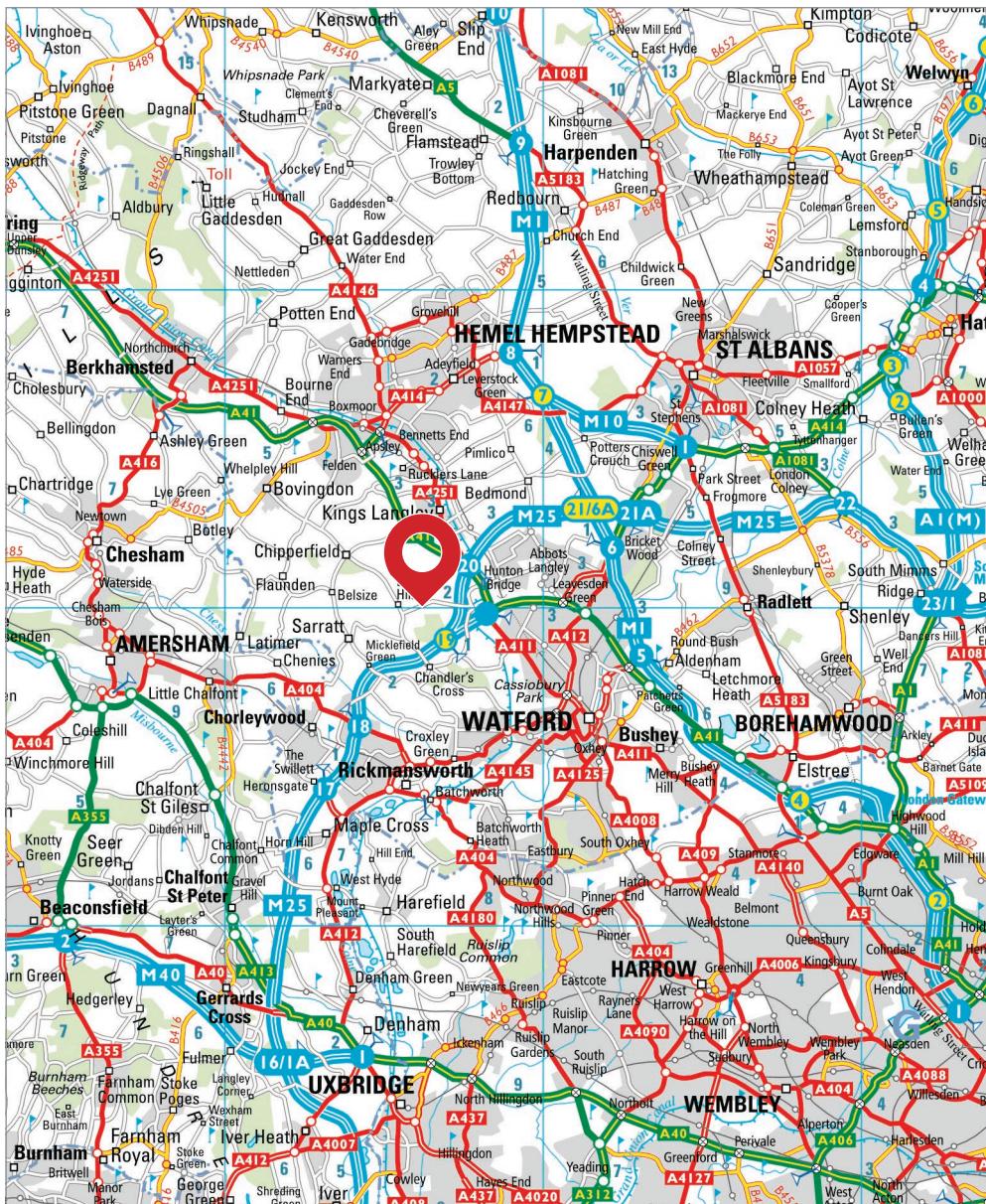
The land offers considerable versatility and is suitable for a range of recreational and amenity uses, subject to any necessary consents. It uniquely includes a mobile home towards the northern boundary that has been sited on the property since early 2022.

Superbly located, the land lies on the eastern edge of Sarratt, an extremely desirable village that has recently seen **three parcels of land, all within the Green Belt and close to the land for sale, granted planning permission for a total of 112 new homes.**

The area boasts excellent transport links. The M25 is nearby as are rail links into London in under 20 minutes.

Size	Guide Price
28.08 acres	£1,000,000





LOCATION

- ◆ Between Sarratt & Kings Langley
- ◆ 2.6 miles to Chorleywood
- ◆ 3.3 miles to Rickmansworth
- ◆ 3.5 miles to Watford Town Centre
- ◆ 6.2 miles to Radlett
- ◆ 8.9 miles to Harrow
- ◆ 11.8 miles to Wembley
- ◆ 18.9 miles to Central London

The land occupies a truly outstanding position on the eastern edge of the sought-after village of Sarratt, close to Kings Langley.

Sarratt is an extremely desirable and picturesque village with a close-knit community. It offers a select yet appealing range of amenities, including a local shop and several charming, highly-rated gastropubs.

The nearby villages of Kings Langley and Chorleywood offer a further range of amenities including boutique shops, cafés and restaurants, as does the town of Rickmansworth.

For a broader and more vibrant experience, nearby Watford offers an extensive array of retail, dining and entertainment options.

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 Rickmansworth or Watford Underground stations, and Watford Junction offering frequent, fast and direct mainline services to London Euston in under 20 minutes.

TRANSPORT LINKS

- ◆ 1.2 miles to the A41
- ◆ 1.3 miles to the M25 (J20)
- ◆ 1.7 miles to Kings Langley Train Station
- ◆ 2.7 miles to Watford Tube Station *
- ◆ 3.2 miles to Watford Junction Train Station **
- ◆ 3.7 miles to the M1 (J6)

* On the Metropolitan Line of the London Tube Network

** Journey Times: 17 mins to London Euston; 20 mins to Milton Keynes

LOCAL DEVELOPMENT

The land bordering the field to the west has been granted approval for a steel-clad agricultural building sited on a concrete base measuring approx. 26m x 11.9m (Planning Ref. [24/0466/PDNA](#)).

Larger scale development can also be found within the local area. Three parcels of land, all within the Green Belt, have been granted planning permission for residential development.

Planning Ref. [22/0601/OUT](#)

1.2 miles from the land for sale an application for the erection of up to 83 new dwellings and a new Doctors Surgery on Sarratt Road was initially refused. It was later granted planning permission under Appeal Ref. [22/0047/REF](#).

Planning Ref. [22/0602/OUT](#)

1.6 miles from the land for sale an application for the erection of up to 9 new homes on Church Lane was initially refused. It was later granted planning permission under Appeal Ref. [22/0048/REF](#).

Planning Ref. [21/2896/OUT](#)

1.6 miles from the land for sale an application for the construction of up to 20 new dwellings off Church Lane was initially refused. It was later granted planning permission under Appeal Ref. [22/0025/REF](#).

LOCAL AUTHORITY

Three Rivers District Council
www.threerivers.gov.uk



PROPERTY PRICES

The land is situated within an extremely affluent area. Property prices in Sarratt are 42% above the county average and **112% above** the national average (Source: Zoopla). These premium prices reflect the desirability of the area as a place to live and own property – including land.

NO OVERAGE

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

LAND DESIGNATION

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

PLANNING HISTORY

There are no current or past planning applications on the land.



Great Westwood Field is a large and versatile block of agricultural land.

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.

RECREATION

The surrounding area is well-served for extensive leisure facilities. Nearby Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities.

Additionally, the world-renowned Warner Bros. Studios, home of the Harry Potter tour, is located less than two miles from the land.

For sports enthusiasts, Vicarage Road, home of Watford Football Club, is only a short drive away. Alternatively, those seeking a more relaxed experience can enjoy the nearby Grove Hotel, a prestigious and luxurious destination.



The land benefits from extensive road frontage and gated access onto Old House Lane.

METHOD OF SALE

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

ACCESS

The land benefits from 409m of road frontage onto Old House Lane from where the land is accessed via a double-gated entrance, slightly set-back from the road.

WHAT3WORDS

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

The entrance on Old House Lane can be found here – [///ridge.dark.rated](https://what3words.com///ridge.dark.rated)

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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