



Green Belt
Development

SOLD

LW2a

Land for Sale


VANTAGE
 LAND
 01727 701303

LAND FOR SALE NEAR SLIP END, BEDFORDSHIRE

OFF MANCROFT ROAD, ALEY GREEN, LU1 4DG

LAND FOR SALE NEXT TO A GREENBELT SITE WITH PLANNING FOR 158 NEW HOMES

This a wonderful opportunity for you to own a beautiful parcel of pasture land in a popular location. Measuring 8.19 acres in total, the land is for sale freehold as a whole or in just 2 lots.

The total site is bordered on three sides by a mixture of mature hedgerow & trees and can be accessed from Mancroft Road to the west.

The land is pleasantly situated on the Bedfordshire/Hertfordshire border on the edge of the large village of Slip End, close to good amenities and excellent transport links.

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 consent.

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



Lot	Size	Guide Price
LW1a	4.09 acres	UNDER OFFER
LW2a	4.10 acres	£185,000



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. This site borders the land for sale.**

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 in Slip End 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

OVERAGE

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



The site is bordered in the main by mature trees & hedgerow.

LAND VALUES

Land values rose again last quarter by 2%, bringing growth over the past 12 months to 7%.

Once again land has outperformed other asset classes during this time especially at a time when most residential property prices fell.

A lack of supply and continued strong demand from a wide variety of buyers helped support these rising land values, despite the recent downturn in economic conditions as land continues to be regarded as a tangible safe-haven for investors.

Going forward, the outlook for the land market is positive as the trend of low supply and high demand look set to continue to drive up land values.

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.

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.



The land lies on the western edge of Slip End.



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

ACCESS

Access is via a secure gate from Mancroft Road to the west. Full vehicular right of way is provided to both lots via an easement. If you require any further information please call 01727 701303. There is a public footpath that runs along the eastern boundary of the site.

WHAT3WORDS

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

The entrance to the land can be found here – [///trendy.closer.faded](#)

The north-west corner of the land can be found here – [///tape.ever.ground](#)

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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