

v1.0



01582 788878

[www.vantageland.co.uk](http://www.vantageland.co.uk)

## LAND FOR SALE NEAR SLIP END, BEDFORDSHIRE

LAND OFF MANCROFT ROAD, ALEY GREEN, LU1 4DG

GRAZING LAND FOR SALE STRATEGICALLY LOCATED ON THE EDGE OF SLIP END,  
CLOSE TO CADDINGTON, MARKYATE, HARPENDEN AND THE M1 MOTORWAY



This a wonderful opportunity for you to own a beautiful parcel of undulating pasture land in a popular location. Measuring 5.14 acres in total, the land is for sale freehold as a whole or in *just 2* lots.

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 site can be accessed from Mancroft Road, from which both lots enjoy road frontage. The site is bordered on two sides by a mixture of mature hedgerow & trees, with the other two sides to be post & wire fenced by the seller.

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 1:	2.97 acres	Guide Price: £100,000
Lot 2:	2.17 acres	Guide Price: £75,000



POSTCODE OF NEAREST PROPERTY: LU1 4DG  
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## 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)

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

## LOCAL AREA

- ◆ 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.

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.

## 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 larger field that the land for sale is part of.**

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](http://www.centralbedfordshire.gov.uk)

## LAND VALUES

**The average value of land is rising at the fastest rate since 2014.** The price of bare land rose by almost 4% in the first quarter of this year, while **annual growth hit 14%.**

A continued lack of supply and strong demand from a wide range of purchasers – particularly from lifestyle and conservation-motivated buyers – continue to support prices.

As inflation soars, investors are also key buyers as they seek out tangible assets that act as an insurance against such rises. As ongoing economic uncertainty continues, **land values are expected to rise even further.**





Beautifully undulating pasture land close to housing.



The site is bordered by a mixture of mature hedgerow & trees together with post & wire fencing.

## RECREATIONAL

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.

## OVERAGE

Uniquely there are **no overage payments on this land** – rare in today's land market.

## ACCESS

The lots enjoy extensive road frontage onto Mancroft Road from where the land can be accessed via a secure gate.

Full vehicular right of way is provided to both lots via an easement. Please call 01582 788878 if you require any further information.

## 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 at:

<///trendy.closer.faded>

## 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.

## VIEWING

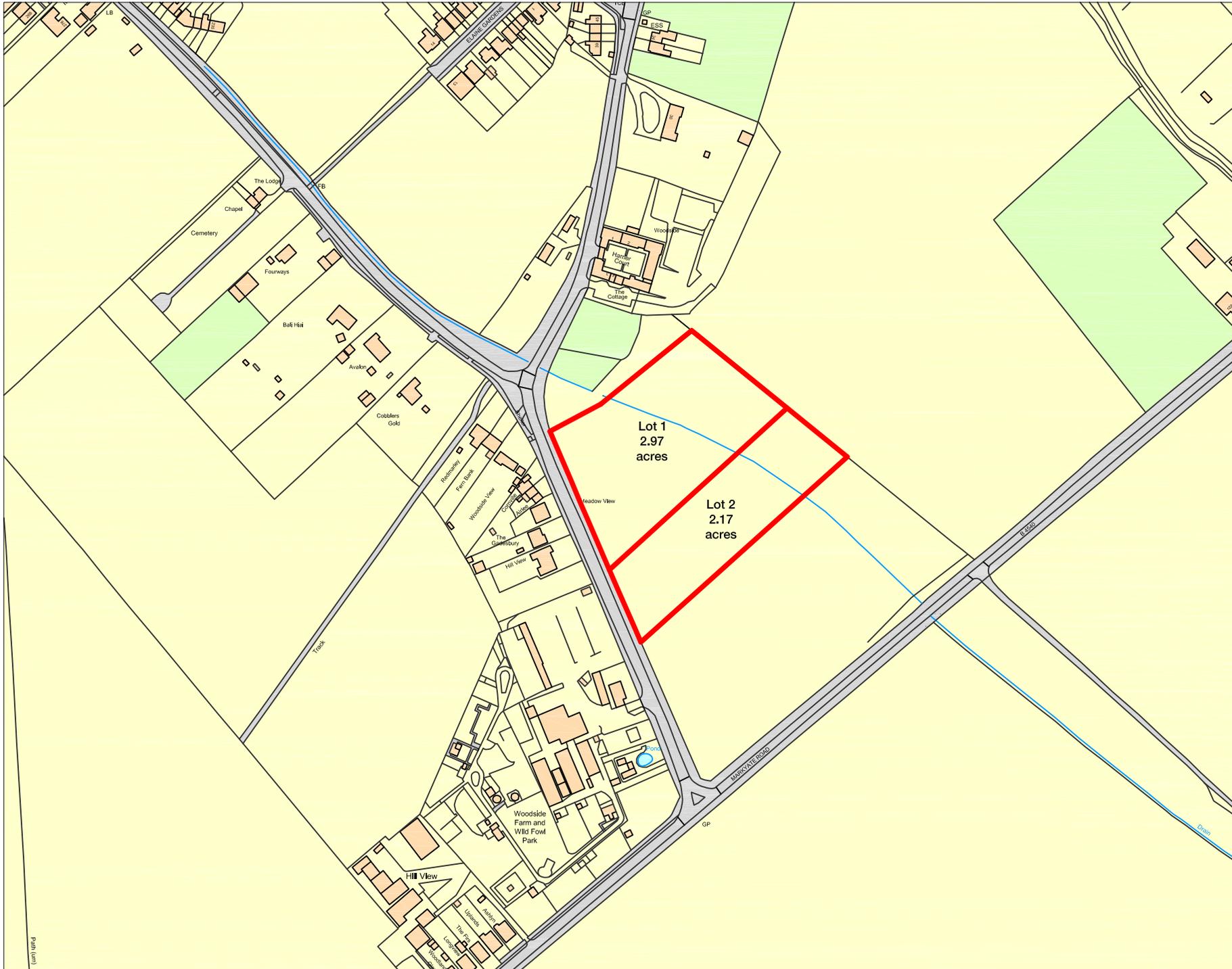
To arrange a site visit, please call 01582 788878 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).



Secure gated access is provided from Mancroft Road

### 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.



17 HIGH STREET  
 REDBOURN  
 HERTFORDSHIRE, AL3 7LE  
 TEL: 01582 788878

SITE NAME:

**Slip End**  
 BEDFORDSHIRE

POSTCODE: LU1 4DG

ORIENTATION:



SCALE:

not to scale

TOTAL ACREAGE OF OWNERSHIP:

5.14 ACRES  
 The freehold land for  
 sale is edged red

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 100020449