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## FREEHOLD SITE WITH 12 STRUCTURES & SERVICES, HERTS / BEDS BORDER CLEMENTS END ROAD, STUDHAM, LU6 2NG

PLANT NURSERY WITH TWO BUNGALOWS SET IN OVER 5 ACRES OF LAND WELL SITUATED  
NEAR WHIPSNADE, BERKHAMSTED, ST ALBANS AND THE A5 & M1 MOTORWAY



**Aerial photo taken approx. 5 years ago.  
The majority of the site has been vacant since.**

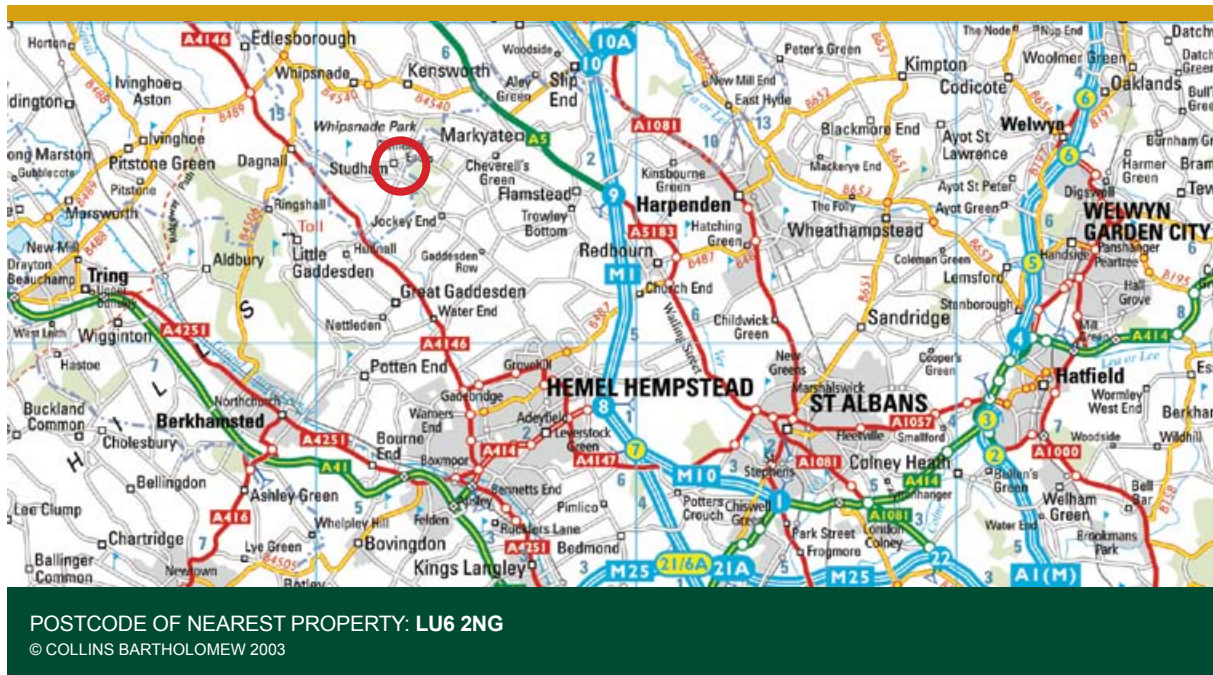
Live the good life in the countryside on over five acres in a most beautiful spot. This is an ideal opportunity for you to own a lifestyle business running a plant nursery. With the site uniquely benefiting from an alcohol licence you could perhaps also offer coffee, lunch, food and wine.

Standing in over 5 acres, the site includes two semi-detached bungalows (3-bed and 4-bed), garages, a site shop, large greenhouse and polytunnels. The site benefits from mains water, bottled gas and three phase electricity and has scope for expansion and future development.

The nursery is just over 4 miles from Junction 9 of the M1, just south of the peaceful village of Studham, situated on the Bedfordshire / Hertfordshire border. Studham is an extremely affluent and desirable village on the edge of the Chiltern Hills, where detached houses are selling for approx. £750,000 on average in 2012.

The site is available freehold as a whole.

Guide Price: £950,000



## TRAVEL

- ◆ 2.2 miles to the A5
- ◆ 4.2 miles to Junction 9 of the M1
- ◆ 4.9 miles to Berkhamsted Train Station \*
- ◆ 7.0 miles to London Luton Airport
- ◆ 9.5 miles to Junction 21 of the M25

\* Journey Times: 31 mins to London and 1 hr 30 mins to Birmingham

## LOCATION

- ◆ 1.9 miles to Whipsnade
- ◆ 4.0 miles to Dunstable
- ◆ 5.2 miles to Berkhamsted
- ◆ 5.3 miles to Luton
- ◆ 6.6 miles to Harpenden
- ◆ 9.3 miles to St Albans
- ◆ 12.6 miles to Aylesbury
- ◆ 17.9 miles to Milton Keynes
- ◆ 28.0 miles to Central London

Studham is an affluent village and civil parish in Bedfordshire. The parish has strong connections to the bordering counties of Buckinghamshire to the south and Hertfordshire to the east.

The village lies in the wooded south facing rolls of the Chiltern Hills within a network of countryside footpaths. Studham is perfectly placed; surrounded by picturesque and rural villages such as Whipsnade, yet close enough to enjoy the amenities of the larger towns of Berkhamsted, Luton and Milton Keynes.

Nearby Berkhamsted is a popular town with a thriving local economy, partly due to its fast and direct rail links into London.

The town is a desirable place to live and enjoys a bustling atmosphere with its weekly markets and generous offering of shops and business', pubs, restaurants and hotels.

To the north of Studham, Luton and its near neighbours, Dunstable and Houghton Regis, form the Luton / Dunstable Urban Area. The area is expected to grow due to development within and physical expansion of the three towns and large re-development of Luton.

This major regeneration of Luton town centre is already underway, which will include upgrades to the town's transport as well as improvements to the town's urban environment.

To the south of Studham are the historic and affluent towns of Harpenden and St Albans. They have become much sought after dormitory towns within the London commuter belt resulting in notoriously high property prices in the area.

Both Harpenden and St Albans have many independently owned shops, boutiques, cafes and restaurants that give the area a unique character and charm.

Studham is close to the M1 motorway and A5 road, and is served by fast rail links into London at the nearby Berkhamsted Train Station.

Nearby London Luton Airport is one of England's major international airports serving London and the southeast.

## RECREATIONAL & LEISURE

The site is situated close to Studham Common in the centre of the village. Studham Common is a beautiful open space and a highly prized feature of the village, valued by the community as a place of recreation and a haven for wildlife.

Its rich mosaic of habitats - grassland, woodland, scrub thickets and hedgerows - supports an abundance of wildlife. The West Common includes a playing field which serves as the village green.

The common is best enjoyed by following the 1½ mile Studham Common Walk. The walk is a popular tourist trail that is part of a network of public footpaths and bridleways that lead to the wider countryside as well as Whipsnade and the Dunstable Downs.

The common is in the Chilterns Area of Outstanding Natural Beauty home to some of the finest countryside in the UK. The Chiltern Hills are blessed with a wealth of walking, riding and cycling routes.

Whipsnade Zoo is less than two miles from the site. Set in 600 acres of beautiful parkland, Whipsnade is the UK's largest zoo and one of the largest in Europe.

## LAND VALUES

The latest RICS Rural Land Market Survey reports that a strong demand for farmland has lifted land prices to a record high. Furthermore, **land in the East of England increased by 6% in the last 6 months alone.**

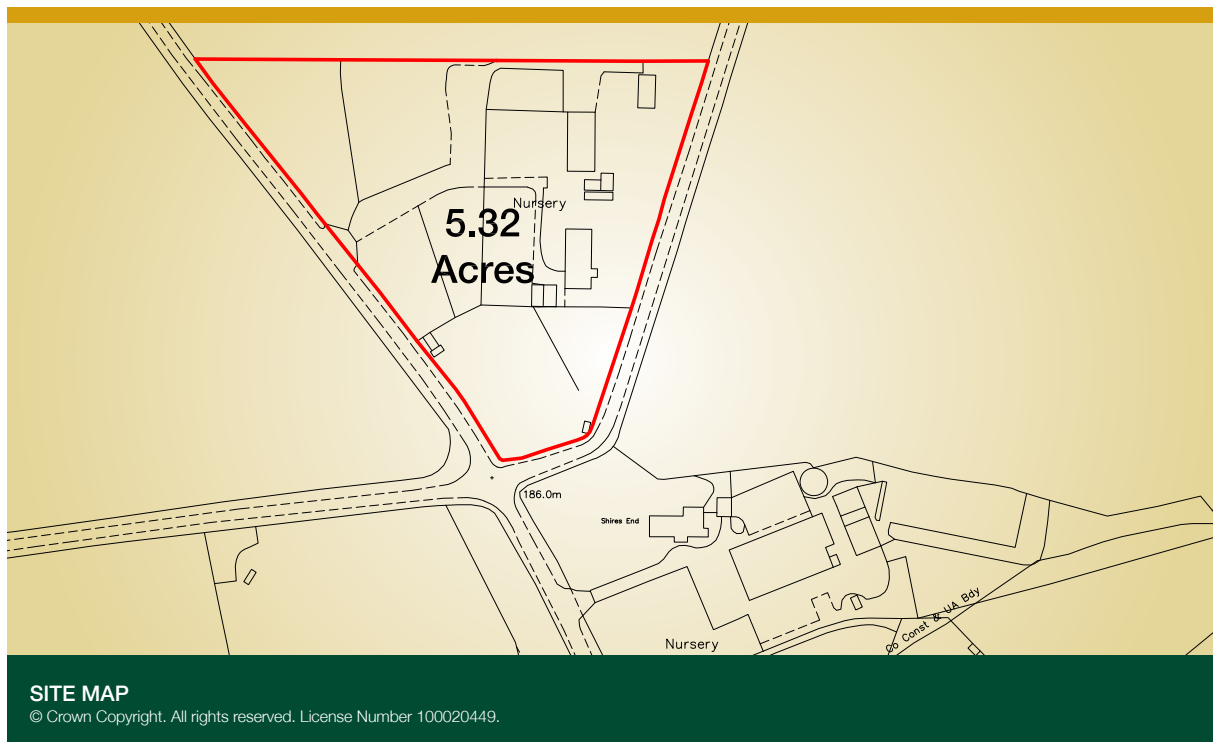
Looking ahead, given the current strength of land prices and the lack of available land, **surveyors expect farmland prices to increase further over the next 12 months.**

**Land prices have increased by over 50% in the past five years, and more than 200% in the last decade.** Farmers looking to expand are expected to compete fiercely with investors for land as it becomes more well-known as an asset class with a proven track record of capital growth.

The global economic recovery is still sporadic and land is expected to remain an attractive investment asset over the coming years.

## ACCESS

The site benefits from approx. 425 metres of extensive road frontage on to both Byslips Road and Clements End Road. Good access and parking can be found directly off the publicly adopted Clements End 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.

## BUILDINGS & SERVICES

Standing in over 5 acres, this well equipped nursery has many excellent facilities with the scope for expansion. The site includes, but not limited to:

- ◆ 2 x Semi-Detached Bungalows (3,272 sq ft)
- ◆ Double Garage (560 sq ft)
- ◆ Garage with Store (504 sq ft)
- ◆ Large Greenhouse (3,202 sq ft)
- ◆ 2 x Polytunnels (5,887 sq ft)
- ◆ Disused Site Shop (689 sq ft)
- ◆ Alcohol Licence
- ◆ Parking for over 100 vehicles
- ◆ Large areas of hardstanding
- ◆ Three Phase Electricity
- ◆ Bottled Gas & Mains Water
- ◆ Borehole with two large water storage tanks

## PLANNING

The land is classified as Greenbelt and any development would be subject to the appropriate planning permission.

## HOUSE PRICES

Studham is a highly affluent and desirable area with properties rarely available for sale. This has resulted in high property prices with **detached houses in Studham selling for approx. £750,000** on average in 2012.

## LOCAL AUTHORITY

Central Bedfordshire Council  
Watling House  
High Street North  
Dunstable  
Bedfordshire  
LU6 1LF

## METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

## VIEWING

Viewing is strictly by appointment only and must be accompanied. To arrange a site visit, please call 01727 817479 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).



Large semi-detached bungalow



Second semi-detached bungalow with driveway



Road frontage and access off Clements End Road



Sapling trees being grown on site



Several polytunnels on site



Borehole pump & water tank



Large greenhouse with adjacent polytunnels



Double garage with additional garage and store