



Chenies Court

RESIDENTIAL DEVELOPMENT SITE - FOR SALE

960 Sq. m. | (0.237 acre)

Epping Green, Woodhall Farm, Hemel Hempstead
Hertfordshire HP2 7JP

Holtsmere School

Epping Green



■ Opportunity

- 0.237 acre Residential Development site
- Detailed Planning in place
- Level rectangular site
- Established residential area
- Close to schools, shops and employment area

■ Location

Planning permission was granted on 9th July 2019 for the demolition of the garages on site and construction of a three storey residential block comprising nine apartments, six 2 bedroom, two 1 bedroom and a studio.

The planning reference number is 4/02925/18/MFA and the planning file can be viewed via Dacorum Borough Council website although this and various other documents can be viewed in a Data Room.

Access details on request.

■ Description

The site is rectangular in shape with a site area of 960 sq.m (0.237 acre) and is currently occupied by 30 sub-standard garages of precast concrete panel design.

It has an extensive frontage to Epping Green, a cul-de-sac approximately 150m in length serving approximately 50 dwellings. The site is accessed directly from Epping Green, an Adopted Highway.



Situation

The site is situated towards the end of Epping Green, a cul-de-sac off Shenley Road within the Woodhall Farm area of Hemel Hempstead. It is surrounded by a mixture of residential properties including two storey semi-detached and terraced houses and three storey flats to the east.

To the rear of the site, is the Holtsmere End Infant & Junior School. The site is bordered on two sides by areas defined as Open Space in the Dacorum Local Plan.

Accommodation

The apartments have the following approximate gross internal floor areas:-

Unit No	Bed No	Persons	GIA
1	1	2	50 sq. m
2	2	3	64 sq. m
3	2	3	61 sq. m
4	1	2	52 sq. m
5	2	3	61 sq. m
6	2	4	70 sq. m
7	S	1	39 sq. m
8	2	3	61 sq. m
9	2	3	70 sq. m
Total			527 sq. m

The scheme



■ Location

The Woodhall Farm residential area of Hemel Hempstead is approximately 3 miles north-east of the town centre on the outskirts of the town on route to Redbourn and Harpenden. Local amenities include the infant and junior school, medical centre and local shops including a sizeable Sainsbury Supermarket.

The large Maylands Business Area is within walking distance as is the Astley Cooper Secondary School in Grovehill.

Hemel Hempstead is well connected to the national road and rail networks with the site being less than 2 miles from Junction 8 of the M1, 5 miles from the M25 and 3 miles from the A41 dual carriageway.

Hemel Hempstead rail station is approximately 4 miles away with a fast and frequent service into London Euston taking approximately 30 minutes and connections to Milton Keynes and Birmingham to the north. There is a regular bus service serving Woodhall Farm linking to the town centre.



■ Services

All mains services are in the vicinity of the site, details are provided in the data room.

■ Tenure

The freehold interest in the entire property is offered for sale with vacant possession.

■ Proposal

Unconditional offers are invited for the freehold interest for the property.

■ VAT

The property is not elected for VAT. VAT will therefore not apply to the purchase price.

■ Additional land available

The Vendors own three further garage blocks in a nearby street, Chenies Court. These smaller blocks, we believe, have redevelopment potential, but the owners have not explored the planning position. Consideration will be given to selling these with the Epping Green site, or indeed, separately.

■ Viewings

The site can be viewed from Epping Green and is generally open. It is not possible to inspect the garages internally.

Further Information

For further information please contact the sole agents Brasier Freeth LLP.

Trevor Church

01442 298808

trevor.church@brasierfreeth.com

Claire Madden

01442 298806

claire.madden@brasierfreeth.com

The Courtyard, 77 - 79 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LF

bf.
brasier freeth

01442 263033

brasierfreeth.com

Disclaimer notice

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.