

Waterside Development Opportunity

London Road, Hemel Hempstead, HP3 9TD



Waterside Development Opportunity For Sale Freehold Offers Invited Sole Selling Agent

- A rare waterside development opportunity in Hemel Hempstead on a site of 2.71 acres subject to the granting of necessary permissions
- The site is situated on London Road and Red Lion Lane adjacent to the Grand Union Canal
- In close proximity to the recent Nash Mills and Goldcrofts developments
- This site is considered to be of interest to developers and homebuilders
- Offers invited on an unconditional and conditional basis

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Location

Hemel Hempstead is a large new town forming part of the Greater London Urban Area, located close to the M1 motorway and circa 27 miles north west of central London. The town is conveniently positioned with easy access to the Midlands and direct trains to London Euston taking under 40 minutes.

The site is located approximately 2.3 miles from the town centre, and occupies a prominent waterside position adjacent to the Grand Union Canal.

The surrounding area has seen recent residential development schemes including the new Nash Mills and Goldcroft developments.

Description

This waterside site sits on a plot of approximately 2.71 acres as shown on the attached plan. Please note that this site is currently located within the Green Belt and is classified as Flood Zone 1 (lowest risk) although outside of the Conservation Area.

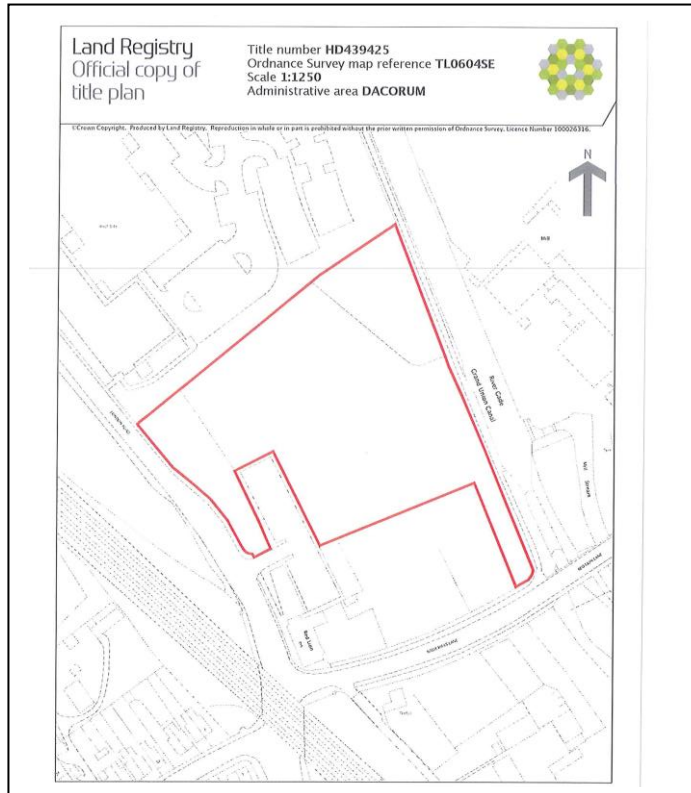
All interested parties are advised to rely on their own investigations and make their own planning enquiries with the Local Authority.

This waterside development opportunity offers considerable scope for alternate use, subject to obtaining the relevant permissions. The site will be of interest to developers, investors and homebuilders.

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General Information

Tenure

Freehold with vacant possession

Services

Potential purchasers should rely their own investigations and enquiries regarding the availability of services.

VAT

The VAT status of the this site is being confirmed.

The images used are for illustrated purposes only.

Local Authority

Dacorum Borough Council

The Forum

Marlowes

Hemel Hempstead

Hertfordshire

HP1 1DN

Email: planning@dacorum.gov.uk

Tel: 01442 228671



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Agent Details

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