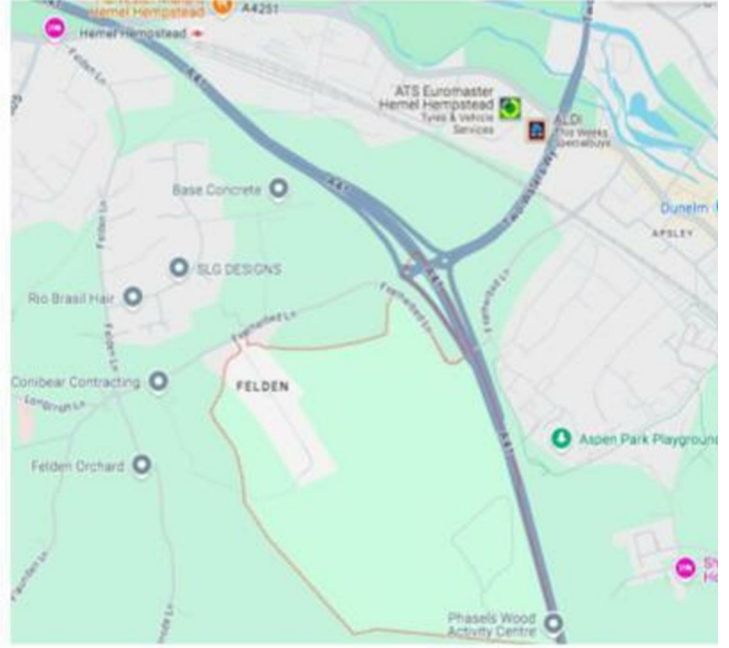


FREEHOLD



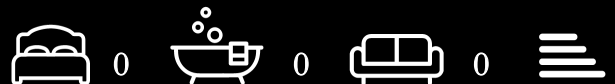
Land (EPC Rating:)

FEATHERBED LANE HEMEL HEMPSTEAD, HP3 0BU

Asking price

£1,000,000

McLains
— ESTATE AGENCY —



0 Bedroom Land located in Hemel Hempstead

Nestled in the vibrant town of Hemel Hempstead, this expansive plot of land spans an impressive 113,038 square feet, offering a unique opportunity for development. With planning permission already secured for a mixed-use project, this site is primed for both agricultural use and the siting of mobile homes or caravans for residential purposes. The planning number for reference is 21/03422/DRC, ensuring a smooth transition for prospective developers.

The land currently features stables and has convenient drive access, making it an ideal canvas for your vision. The site is equipped with water provisions, and the owner is inviting offers around £1 million for this promising opportunity.

Hemel Hempstead itself is a thriving town in Hertfordshire, known for its strategic location just 24 miles from London. The town boasts excellent transport links, with direct rail services to Euston taking less than 30 minutes, alongside easy access to the M1 and M25 motorways. This connectivity makes it a desirable choice for commuters and families alike.

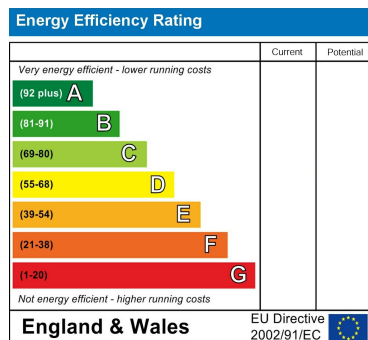
Local amenities enhance the appeal of this location, with Gadebridge Park offering beautiful open spaces, a walled garden, and facilities for family-friendly activities. The Marlowes Shopping Centre provides a variety of shops and cafes, perfect for leisurely days out, while the Snow Centre caters to those seeking adventure with indoor skiing and snowboarding.

With a growing economy and a property market that continues to attract interest, Hemel Hempstead presents a solid investment opportunity. The combination of affordable property prices compared to London and strong rental demand makes this land an attractive prospect for those looking to invest in a well-connected and desirable area.

Council Tax Band

Exempt

Energy Performance Graph



Call us on

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mclains.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.