



Land off Hemel Hempstead Road, Hudnall Corner,
Little Gaddesden, HP4 1QR

HOWKINS &
HARRISON

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An exciting opportunity to acquire a woodland plantation on the outskirts of the village of Little Gaddesden.

Features

- Woodland plantation extending to approximately 10.54 acres (4.27 ha).
- Outskirt of village location
- Freehold with vacant possession upon completion
- Forms part of Hudnall Common

Location

Hudnall Common Plantation is situated off Hemel Hempstead Road to the north of the hamlet of Hudnall Corner. Hudnall Corner itself lies approximately 1.5 miles northeast of the village of Little Gaddesden, and approximately 9 miles east of the market town of Tring. The surrounding villages provide access to local and amenity services, with Tring being a market town that lies between the towns of Aylesbury and Berkhamsted.

It has good access to the wider road network and is within 13 miles of the M25 motorway. Tring lies close to the A41 which is the main arterial route providing direct access to London and has a rail station providing direct access to London and the wider rail network.

The location is shown on the plan.



Description

The land is a single block of mixed, low-density broadleaved woodland and low-lying vegetation. The property lies to the rear of a cluster of residential properties which lie to the north of the hamlet of Hudnall Corner along the council-maintained road known as Hemel Hempstead Road (B440). A mixture of post-and-wire fencing separates the property from the residential houses. The property lies in the Chilterns Area of Outstanding Natural Beauty, and part of the property within Bedfordshire lies in the Chilterns Greenbelt.

A significant proportion of the property has formed part of Hudnall Common (designated as common land) since June 2023 following an application to register the land as such in July 2020, with remainder of Hudnall Common adjoining the property to the south and west, with a metal and barbed wire fence delineating the border between the two properties. There is also electric fencing between the property and adjoining agricultural field along the northern boundary.

The property is available as a whole.



Overage Clause

The property will be sold subject to a development uplift clause which will reserve 30% of any increase in value on each and every non-agricultural or non-equestrian development that takes place within a period of 30 years from the date of sale.

Rights of Way Etc

Access to the property is via a private drive which is owned by the neighbouring property known as Merryweather. The property benefits from a right of way to the public highway (B440) over this private road. This is the only direct access to a public highway from which the property benefits and is for access with or without vehicles.

A public right of way through Hudnall Common runs adjacent and parallel to the southwest border of the property.

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the same whether disclosed or not.

Services

The property doesn't not benefit from any connected services.

Purchasers should note that it is their specific responsibility to make their own enquiries to the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services. The cost of providing such services to the site will be at the purchaser's own expense.

Tenure & Possession

The property is offered for sale freehold with vacant possession upon completion.

Title

The land is currently registered under title number BD108231.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Fixtures & Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded.

Anti Money Laundering Regulations

We are required under due diligence, as set up under HMRC, to take full identification (e.g., photo ID and recent utility bill as proof of address) of a potential purchaser upon submitting an offer on a property.

Local Authority

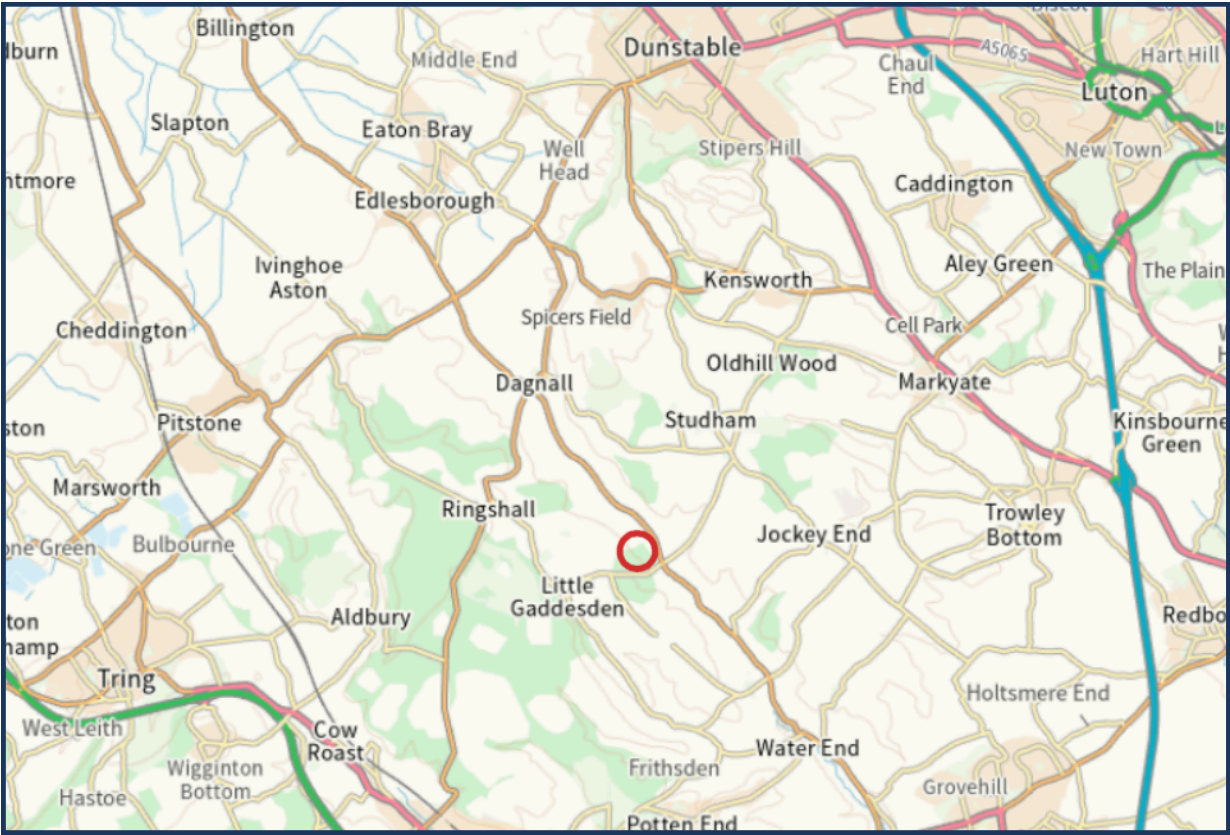
Dacorum Borough Council – 01442 228000
Central Bedfordshire Council – 0300 300 8301

What3Words

///notebook.fenced.tightrope

Viewing

Strictly by prior appointment via the selling agent.
Tayla Cave - Howkins & Harrison
Tayla.cave@howkinsandharrison.co.uk
01327 397979



Important Notice
1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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