



Land at Woodlands, Sauncey Wood, Harpenden

Size: 2,712 sq. ft/252 sq. m

Site Area: 1.04 Acres

Tenure: Freehold

CIL: (Self-build may qualify for NIL rate, enquiries to be made at St Albans Council)

VAT: Not elected

Planning Authority: St Albans

Title Number: Part of Title HD371154

Data Room: Available on request

A rare opportunity to create an exceptional 5-bedroom detached eco home in a one-acre private woodland setting

The Opportunity

An exceptionally rare opportunity to acquire a parcel of land in the highly sought-after area of Sauncey Wood, Harpenden, benefiting from planning permission for a striking contemporary self-build residence.

Designed by Feneley Studio, the contemporary home responds sensitively to its woodland setting. Set within a natural clearing and positioned to work with the site's topography, the low-profile design minimises visual impact, retains mature trees and established landscaping, and delivers a high-quality architectural solution appropriate to its Green Belt location.

The scheme combines exemplary design with strong environmental credentials, incorporating green roofs, energy-efficient construction and carefully considered landscaping to create a sustainable home of enduring architectural quality.





Location

The site occupies an attractive position within Sauncey Wood, Harpenden, offering a peaceful semi-rural setting whilst being just a short drive from Harpenden town centre.

Harpenden provides an excellent range of shops, cafés, restaurants, supermarkets and leisure facilities, together with highly regarded state and independent schools that continue to drive strong demand for quality housing in the area.

The site is well connected, with Harpenden railway station offering frequent Thameslink services to London St Pancras in approximately 25–30 minutes. The M1 (Junction 9), M25 and London Luton Airport are all within easy reach, providing excellent road and air connections.

Combining a desirable location with outstanding amenities and excellent transport links, the site presents an attractive development opportunity in one of Hertfordshire's most sought-after residential areas.

Planning

Application Number: 5/2025/1314

Planning permission was granted in December 2024 for the demolition of the existing buildings and the erection of a self-build dwelling with associated access. A subsequent variation, approved in December 2025, increased the ground and first floor accommodation to create a spacious five-bedroom family home extending to approximately 252sqm.

Footprint 180m²

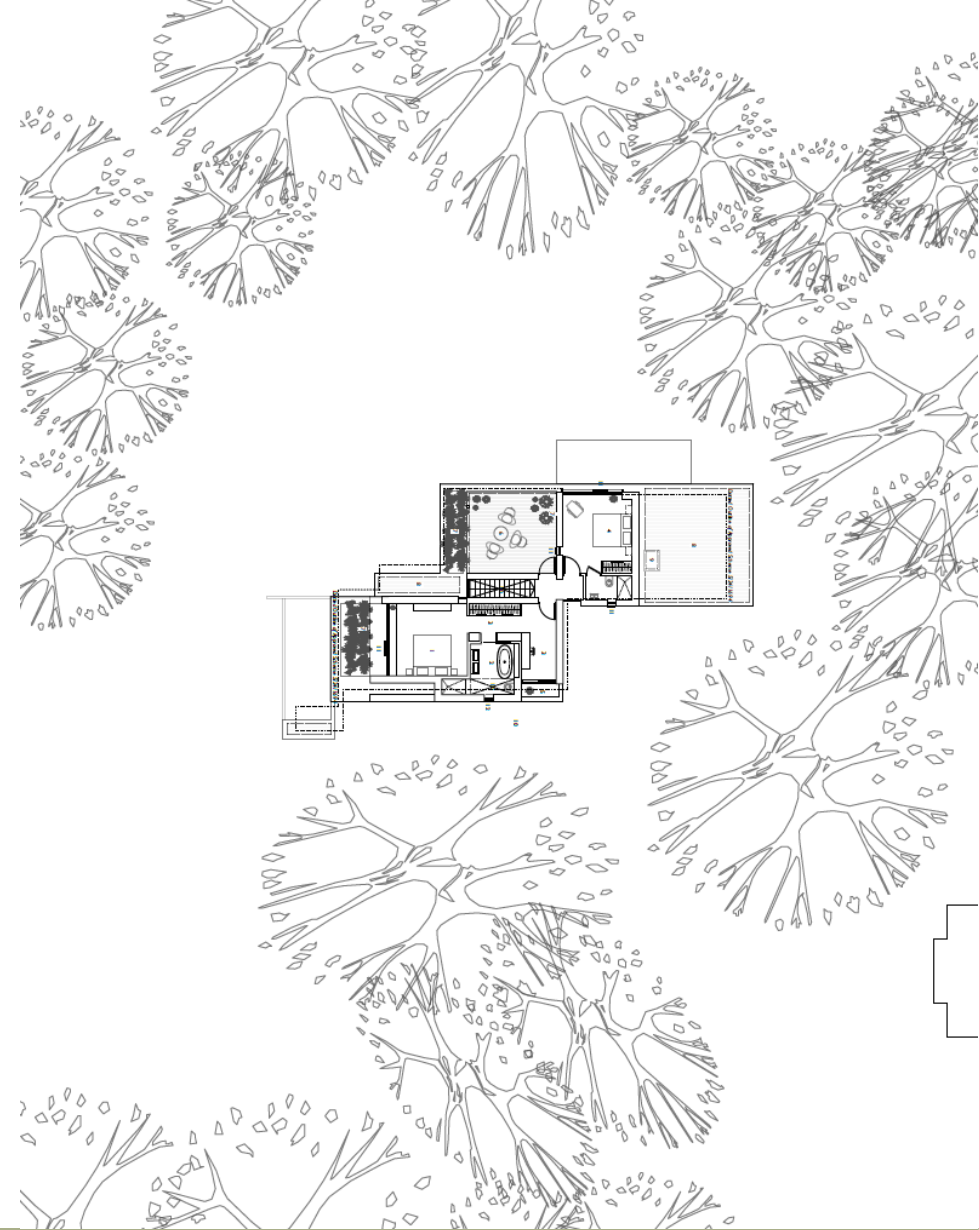
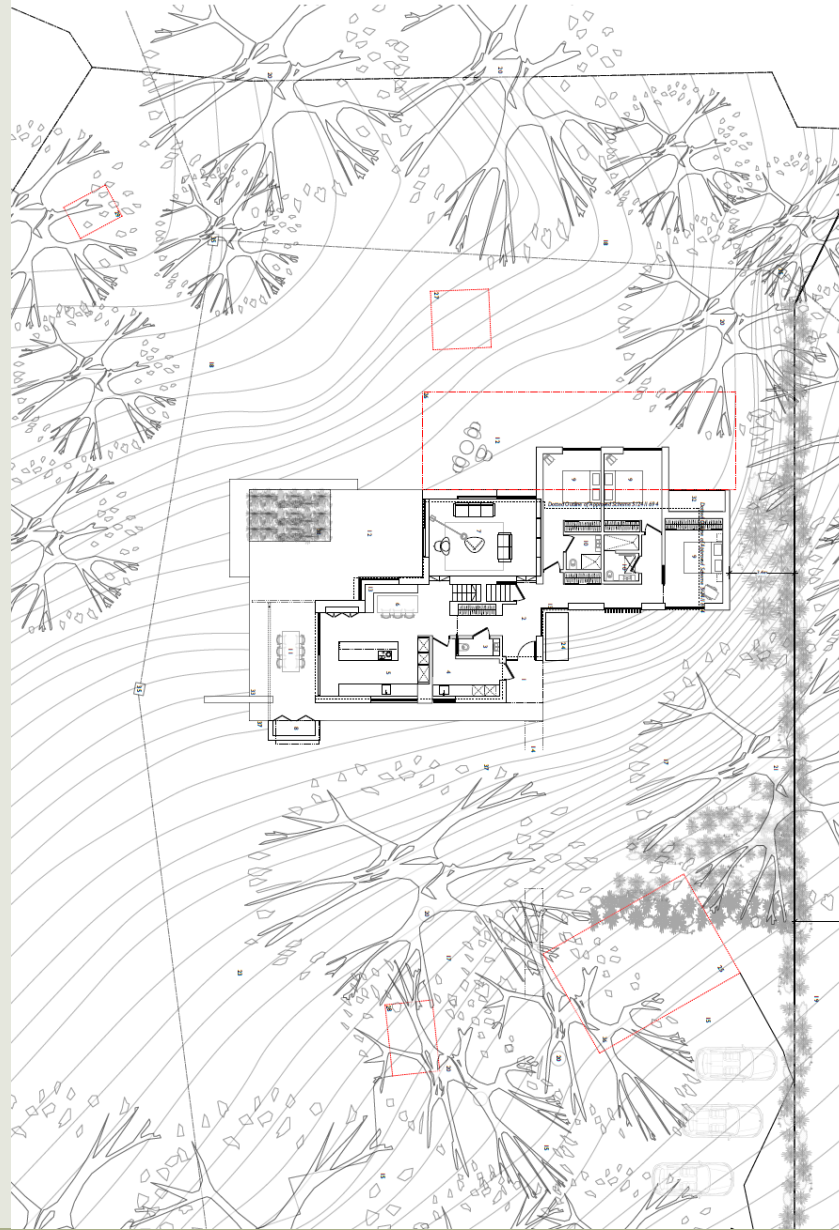
Ground Floor GEA 180m²

First Floor GEA 72m²

Total 252m²

Planning advice is available upon request to discuss the possibility of enhancement.

Full details of the approved plans, accommodation schedule, tenure, pricing, and supporting documentation are available within the data room.



Terms

Guide Price: £950,000

The site is offered for sale by informal tender. The vendor is seeking unconditional offers only. The vendor is not obliged to accept the highest or indeed any offer.

Future Development: The current owner intends to protect the site from further residential development by way of a restriction on the title. The terms of this restriction are open for discussion with prospective purchasers.

Viewings: Strictly by appointment only. Due to the sensitivity of the sale, please do not attend the site without permission.

Legal Costs: Each party to be responsible for their own legal costs incurred in the transaction.

Data Room: Available on request.



Contact Information

For further details, to arrange a site visit or to discuss offers, please contact **Sammy Walton** on Sammy.Walton@ashtons.co.uk



Contact Information

For further details, to arrange a site visit, or to discuss offers, please contact **Jonathan Searles** on Jonathan.Searles@ashtons.co.uk

Important Information: These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2018 equated to £38.00 per referral.

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