

Computer-generated image of the proposed development. For illustrative purposes only.

# 2-4 ALEXANDRA ROAD HEMEL HEMPSTEAD

HP2 5BS

**bf.**  
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Freehold Residential Development Opportunity  
For Sale | Freehold | Cleared development site with planning permission for eight two-bedroom apartments

# 2-4 ALEXANDRA ROAD HEMEL HEMPSTEAD

HP2 5BS

Land  
FOR SALE

## KEY DETAILS

- Prominent location immediately adjoining Hemel Hempstead Old Town
- Cleared development site extending to approximately 0.14 acres (0.057 hectares)
- Planning permission for eight two-bedroom apartments
- Proposed residential accommodation totalling approximately 5,597 sq ft (520 sq m)
- Four-storey development incorporating private gardens and balconies
- Six car parking spaces, covered cycle storage and communal landscaping
- Freehold available with vacant possession

## DESCRIPTION

An opportunity to acquire a cleared, 0.14-acre (0.057-hectare) residential development site adjoining Hemel Hempstead Old Town, with planning permission for eight two-bedroom apartments.

The approved four-storey scheme provides approximately 5,597 sq ft (520 sq m) of residential accommodation, with each apartment extending to approximately 700 sq ft (65 sq m).

The development includes private gardens to the ground-floor apartments, balconies to the upper floors, six parking spaces, covered cycle storage, refuse facilities and communal landscaping.

Formerly occupied by an NHS building, the site has since been cleared and is offered for sale freehold with vacant possession.



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## LOCATION

The property occupies a prominent position on Alexandra Road, immediately adjacent to Hemel Hempstead's historic Old Town, with its attractive High Street offering a range of independent shops, cafés, restaurants and other amenities. The Marlowes shopping centre and wider town centre facilities are also within walking distance.

Hemel Hempstead benefits from excellent road communications, with the A41 providing access to the M25 (Junction 20) and M1 (Junction 8).

Hemel Hempstead railway station is situated approximately 1.8 miles to the south-west and provides regular direct services to London Euston, with journey times from approximately 25–30 minutes. The station also offers services towards Watford Junction, Milton Keynes Central and Northampton, providing convenient connections throughout the wider region.

## TRANSPORT



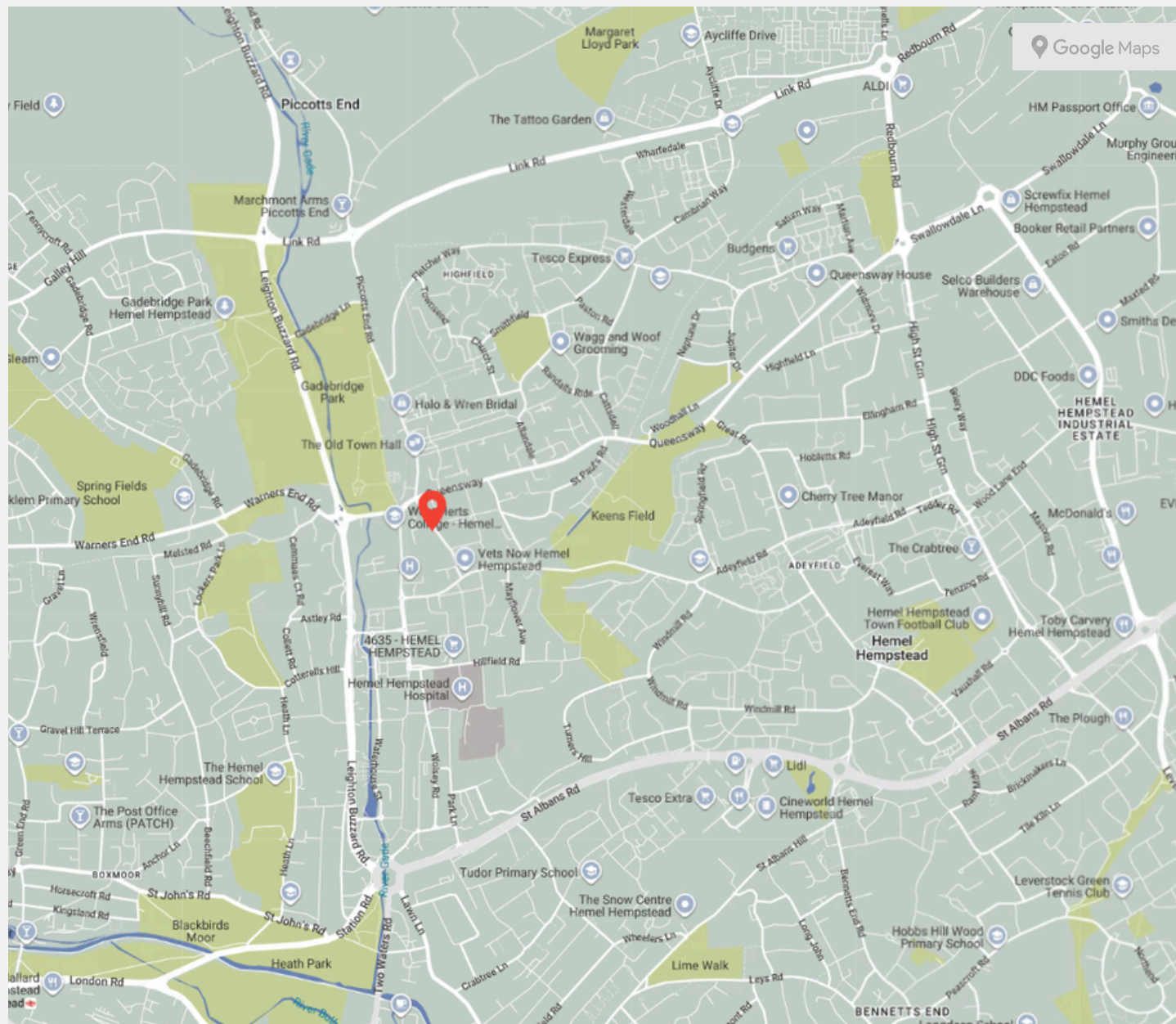
Hemel Hempstead Station - 1.8 miles



M25 (J20) - 5 miles



M1 (J8) - 3 miles



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## PLANNING

Planning permission was originally granted by Dacorum Borough Council on 15 January 2024, under reference 23/00659/FUL, for the demolition of the existing building and construction of a four-storey residential development comprising eight self-contained apartments (Use Class C3), together with associated access, car and cycle parking, refuse storage and landscaping.

A subsequent permission was granted on 29 August 2025, under reference 24/02880/ROC, varying Condition 11 (Approved Plans) to incorporate amendments to the approved development.

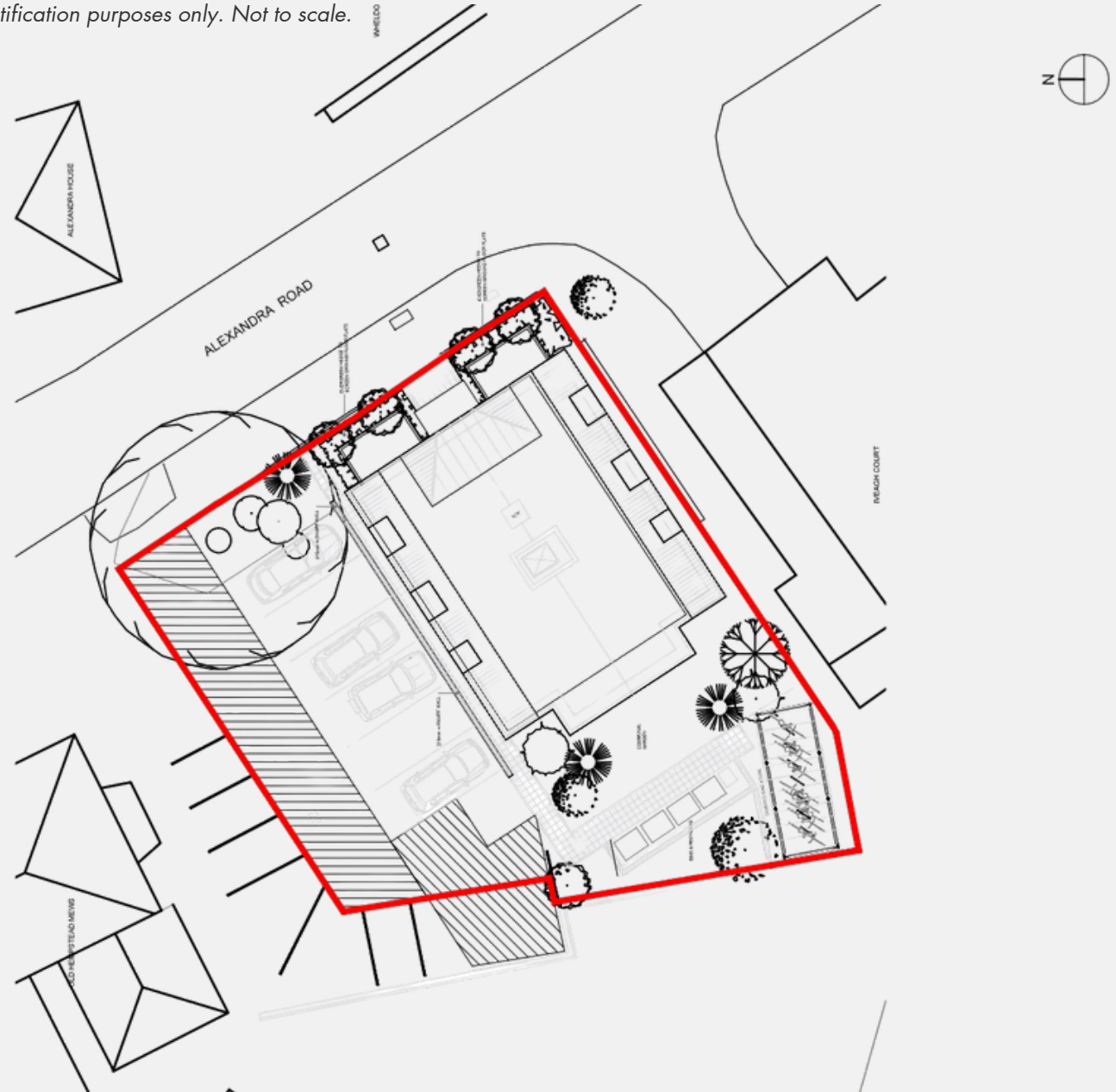
Copies of the planning permissions and associated documentation are available within the dedicated data room.

The planning permission has not been implemented and any development will be subject to the relevant planning regulations, conditions and obligations.

Interested parties should satisfy themselves as to the status and validity of the existing permissions, together with any requirements associated with implementing the approved scheme or obtaining an alternative consent.

Land  
**FOR SALE**

*For identification purposes only. Not to scale.*



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## OVERAGE

The property is subject to an existing overage agreement in favour of Hertfordshire Partnership University NHS Foundation Trust, incorporating provisions relating to planning and residential sales revenue.

A copy of the overage deed is available within the data room. Interested parties should review its terms and take independent legal advice regarding any obligations arising from the proposed acquisition and development.

## TENURE

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

## PRICE

Price on Application.

Offers are invited for the freehold interest, with a preference for unconditional proposals.

## METHOD OF SALE

The property is offered for sale by informal tender.

Interested parties are invited to submit proposals setting out their purchase price, any conditions attached to their offer, confirmation of funding and anticipated timescales for exchange and completion.

Further details of the bidding process and any applicable deadline will be provided by the selling agents.

The vendor reserves the right not to accept the highest or any offer received.



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## DATA ROOM

A dedicated electronic data room is available to interested parties, containing relevant information relating to the property and the proposed development.

Documentation includes planning decision notices, approved drawings, supporting planning statements, technical reports and available legal information.

Access to the data room can be arranged through the selling agents.

## VAT

We understand that the property is not elected for VAT.

Interested parties should satisfy themselves as to the VAT position prior to exchange of contracts.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

The site may be viewed externally from the public highway.

Any access to the site should be arranged through the selling agents.

# CONTACT

GET IN TOUCH

OCTOBER 2026

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