

FORMER GARDEN CENTRE SITE LEIGHTON BUZZARD ROAD HEMEL HEMPSTEAD

HP1 3BA

2.18 ACRE SITE

RARE FREEHOLD OPEN STORAGE OPPORTUNITY
(MAY LET)

bf.
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FORMER GARDEN CENTRE HEMEL HEMPSTEAD

HP1 3BA

2.18 ACRES
OPEN STORAGE (IOS)
FREEHOLD
FOR SALE



KEY DETAILS

- Full planning permission has been granted for Class B8 consent
- A decision on the Industrial Open Storage (IOS) application determination anticipated in November 2026
- Freehold site extending to approximately 2.18 acres (0.88 hectares)
- Planning permission for Class B8 (Storage and Distribution) has been granted
- Predominantly concrete and tarmac surfaced
- Secure, fenced compound offering flexibility for a range of commercial storage and operational uses
- Approximately 4.5 miles from Junction 8 of the M1
- M25 (Junction 21) approximately 8 miles away
- Convenient access to the A41 and wider regional road network

PLANNING

Full planning permission for B8 (Storage and Distribution) has been granted under ref. 25/00581/FUL and is implementable.

An Open Storage (IOS) application, ref. 26/01773/FUL, remains undetermined, with a decision anticipated in November 2026.

SITE AREA

The site area is 2.18 acres / 0.88 hectares

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DESCRIPTION

The site currently comprises an operational garden centre. Planning permission is granted for Class B8 (Storage and Distribution) use, with a separate open storage application due for determination in November 2026.

The site is broadly rectangular in shape and forms a secure, fenced compound, providing a well-defined and enclosed area suitable for a variety of commercial and operational uses.

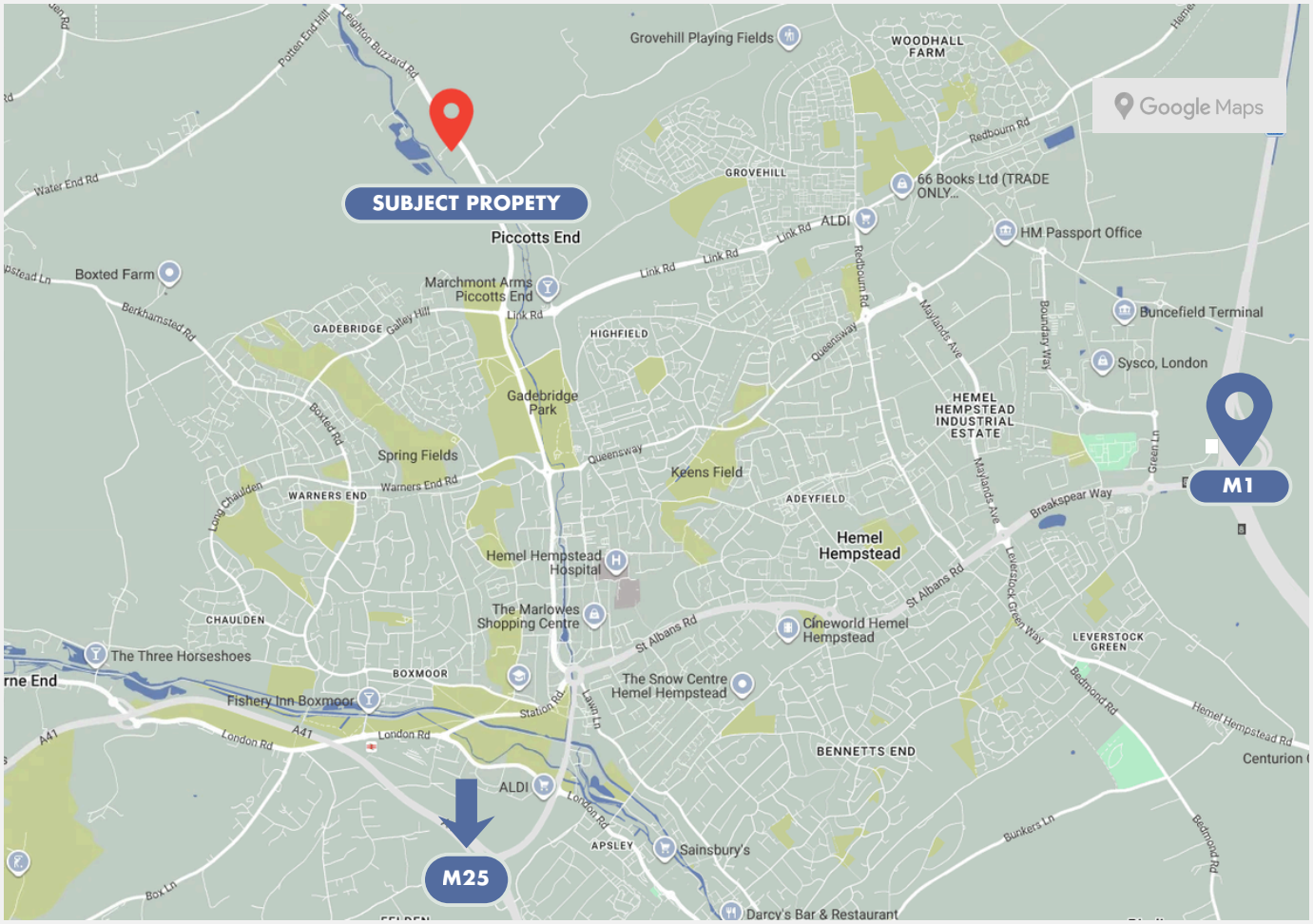
The majority of the site benefits from concrete and tarmac surfacing, providing a durable and practical surface for vehicle movements, servicing, storage and general business operations.

The site's layout, secure perimeter and surfaced areas offer flexibility for a range of potential occupiers, subject to the grant of planning permission and any associated conditions or necessary consents.

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LOCATION

The site fronts the A4146 Leighton Buzzard Road on the northern edge of Hemel Hempstead. Junction 8 of the M1 is approximately 4.5 miles away, giving direct access north towards Luton, Milton Keynes and the Midlands and south towards London.

The M25 is reached at Junction 20 (Kings Langley), approximately 7 miles via the A41 dual carriageway, or at Junction 21, approximately 8 miles via the M1.

The A41 also runs north west to Berkhamsted, Tring and Aylesbury, and the A414 from Junction 8 links east to St Albans, Hatfield and the A1(M).

AREA

- M1 (J8) - 4.5 miles
- M25 (J20) - approximately 7 miles via the A41
- M25 Junction 21: approximately 8 miles via the M1

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PRICE

£4,500,000.

VAT

We understand the property is not elected for VAT.

TERMS

The site is offered for sale freehold, with vacant possession. The disposal is expected to be structured by way of an informal tender process.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the vendor on the source of funds for the acquisition.

DATA ROOM

The B8 decision notice, together with all plans and correspondence for both the B8 consent and IOS application, is available in the data room

VIEWINGS

Viewings are strictly by prior appointment through the agents.

CONTACT

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