

THE BURY HEMEL HEMPSTEAD

HP1 3AE

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brasierfreeth.com

Grade II listed Georgian Building and Land | For Sale*

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HPT 3AE

Listed Building and Land

OPPORTUNITY

Dacorum Borough Council is offering for sale The Bury and adjoining land in a prominent location on Queensway, Hemel Hempstead. The opportunity comprises the Grade II* listed former Bury building together with a number of adjoining land and property parcels, extending in total to approximately 0.693 acres / 0.817 hectares.

The site is available as a whole or consideration will be given to offers for individual plots, providing an opportunity for purchasers, developers and occupiers to acquire all or part of this distinctive town centre site.

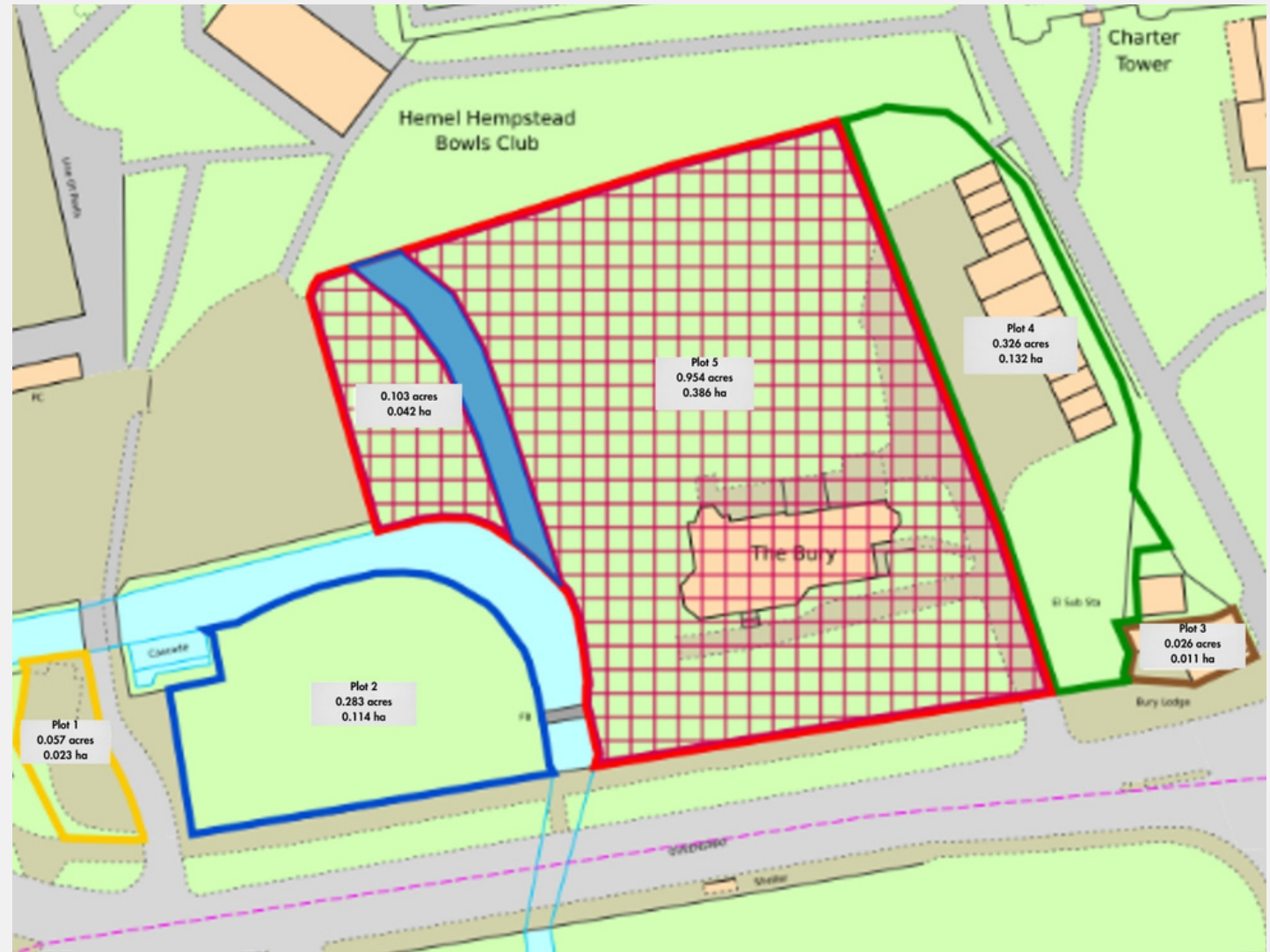
KEY HIGHLIGHTS

- Prominent Hemel Hempstead location
- Adjacent to Gadebridge Park and the Old Town
- Grade II listed Georgian building dating from c.1790*
- Five individual property/land opportunities available as a whole or in individual lots
- Potential for a range of alternative uses, subject to planning/listed building consent



PLOT SCHEDULE

<i>Plot</i>	<i>Hectares</i>	<i>Acres</i>
<i>Plot 1</i>	0.023	0.057
Plot 2	0.115	0.285
Plot 3	0.011	0.027
<i>Plot 4</i>	0.132	0.327
<i>Plot 5</i>	0.536	1.324



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DESCRIPTION

The Bury comprises a prominent Grade II* listed Georgian building dating from circa 1790, characterful accommodation, retaining a number of period features and arranged over two principal floors. The building is set within attractive grounds adjoining Gadebridge Park and offers a combination of office, meeting and ancillary accommodation, together with associated external areas. Having previously served as a civic and administrative building, the property offers considerable character and flexibility for a range of potential alternative uses, subject to the necessary planning and listed building consents.

The property has been vacant and unused for a number of years, and prospective parties are advised to undertake their own investigations as to the condition and suitability of the property for their intended use.

The Bury and the adjoining land are divided into five separate parcels, each of which is shown individually within the following marketing brochure. Should any further information be required, please contact the vendor's sole agent, Brasier Freeth.

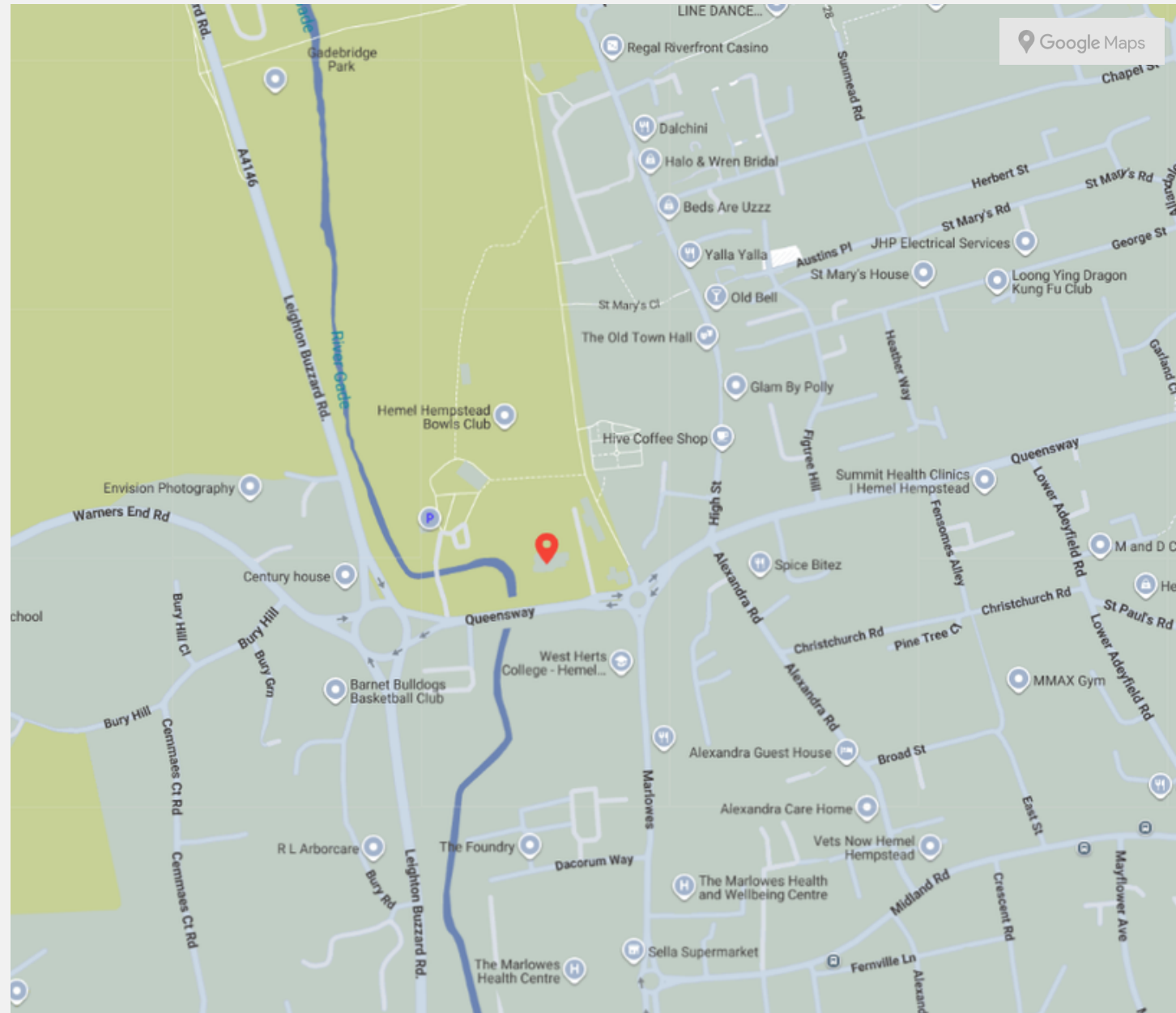


LOCATION

The Bury occupies a prominent and historic position on Queensway, immediately adjoining Gadebridge Park and within close proximity to Hemel Hempstead Old Town. The property is situated within an attractive established setting, with the surrounding area comprising a mix of historic residential, civic, leisure and community uses.

The property benefits from its proximity to Hemel Hempstead town centre, with the Marlowes shopping and commercial area located a short distance to the south. Gadebridge Park provides an attractive landscaped setting immediately adjoining the property, while the wider Old Town offers a range of independent retailers, restaurants, professional services and other amenities.

The location therefore provides a distinctive combination of accessibility, town centre connectivity and an attractive historic setting, with good access to the wider Hemel Hempstead area and the strategic road network.



PLOT 1

Plot one is situated adjacent to the west of the access road serving the Queensway car park. A former storage building on the site has been demolished.

Plot 1 is separated from the remainder of the site by the roadway serving the Queensway car park.

ACCOMMODATION

Plot	Hectares	Acres
Plot 1	0.023	0.057

The approximate measurements have been calculated using online mapping systems, supplemented by measurements undertaken on site.



PLOT 2

An area of open green space fronting onto Queensway, to the eastern side of the car park access road and extending to approximately 0.115 hectares (0.285 acres). Plot 2 is bordered to the north and east by the River Gade which separates the land from the remainder of The Bury (Plot 5). There is a footbridge linking the two plots.

ACCOMMODATION

Description	Size Sq.m	Size Sq.ft
Garage Building	107.40	1,156

Plot	Hectares	Acres
Plot 2	0.115	0.285

The approximate measurements have been calculated using online mapping systems, supplemented by measurements undertaken on site.



PLOT 3 - BURY LODGE

A site of approximately 0.011 hectares (0.027 acres) fronting onto Queensway in the southeastern corner of the site, close to the junction with Marlowes. The land supports a single two storey building known as Bury Lodge with is currently occupied as offices by a charity. Lease information available on request.

ACCOMMODATION

Description	Size Sq.m	Size Sq.ft
Two Storey Building	62.60	674

Plot	Hectares	Acres
Plot 3	0.011	0.027

The approximate measurements have been calculated using online mapping systems, supplemented by measurements undertaken on site.



PLOT 4 - COUNCIL GARAGES & STORES

The land to the rear of Bury Lodge currently supports a terrace of Council owned garages and storage sheds which are understood to be utilised by the Council’s maintenance teams. We understand the garages will continue to be in use until completion of the sale.

The site includes forecourt hardstanding with open green space around and extends to approximately 0.132 hectares (0.327 acres).

ACCOMMODATION

Description	Size Sq.m	Size Sq.ft
Garage Building	107.40	1,156

Plot	Hectres	Acres
Plot 4	0.132	0.327

The approximate measurements have been calculated using online mapping systems, supplemented by measurements undertaken on site.



PLOT 5 - THE BURY OFFICES

Plot 5 represents the largest land parcel within the overall site, extending to approximately 0.536 hectares (1.324 acres) and occupying a central position. The plot supports The Bury, a Grade II* Listed former dwelling house, most recently utilised as a registry office and general office accommodation. The building is currently vacant and boarded up.

The combination of the substantial site area, attractive setting and character of The Bury presents an interesting opportunity for a range of alternative uses, subject to the necessary planning and listed building consents.

The property offers scope to create a distinctive destination-led scheme, with the character of The Bury and its setting providing a clear point of difference. Prospective purchasers are advised to undertake their own planning and listed building investigations in respect of any proposed use or alterations.

ACCOMMODATION

Description	Size Sq.m	Size Sq.ft
Building	300.00	3,250
Plot	Hectares	Acres
Plot 5	0.536	1.324

The approximate measurements have been calculated using online mapping systems, supplemented by measurements undertaken on site.



DATA ROOM

A dedicated data room has been established containing further information relating to the property, including available title information, plans and other supporting documentation.

Access will be made available to interested parties upon request through Brasier Freeth.

SALE PROCESS

The property is being openly marketed on behalf of Dacorum Borough Council.

Interested parties are invited to register their interest with Brasier Freeth. Following an initial marketing period, the Council intends to invite offers through an informal tender/best bids process, with the timing and requirements to be confirmed.

Offers may be submitted for the whole opportunity or for individual plots. The Council reserves the right to consider the commercial merits of each proposal and is not obliged to accept the highest or any offer received.

Further information regarding the bidding process, including the information required as part of any offer, will be issued to registered parties in due course.



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TENURE & POSSESSION

The property is to be sold freehold, subject to any occupational interests, rights, covenants and other matters affecting the relevant titles.

Bury Lodge is currently occupied and further details of the occupational arrangements are available within the data room. The Council garages and stores are expected to remain in operational use until completion of any sale.

PRICE

Price on Application (POA)

(The vendor will consider selling the plots either individually or as a combined offering.).

DISCLAIMER

The vendor reserves the right to consider all offers received on their individual merits and is not obliged to accept the highest or any offer received. Any decision will be subject to the vendor's own assessment and relevant internal approvals.

VAT

To be confirmed.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

AUGUST 2026

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.