



The red lines are to identify the garage blocks only, they do not represent their boundaries.

THREE GARAGE SITES WITH PLANNING FOR RESIDENTIAL DEVELOPMENT | FOR SALE



ARKLEY ROAD

DATCHET CLOSE

CHENIES COURT

BLOCK A

BLOCK B

2

3

7

Google Maps

///register.robex.slicing

CHENIES COURT, WOODHALL FARM, HEMEL HEMPSTEAD

KEY FEATURES

- **Three Level Development Plots**
The sites are flat and rectangular in form, providing practical and efficient construction layouts. All three are located in close proximity within the established Chenies Court estate
- **Detailed Planning Permission Secured**
The sites benefit from full detailed planning consent, allowing for immediate development
- **Proven Residential Location**
Situated in an attractive and well-established residential area, including green spaces and public realm facilities, supporting strong resale or rental demand
- **Close to Amenities & Employment**
A short distance to local schools, neighbourhood shops, and key employment hubs in Hemel Hempstead. Nearby retail centres include The Marlowes and Riverside Shopping Centre
- **Excellent Local Connectivity**
Well connected by road (M1 & M25 within easy reach) and public transport, including Hemel Hempstead train station, offering fast links to London Euston in under 30 minutes
- **Strong Local Demographics**
A popular area for families, commuters, and professionals, with good schooling options and community facilities in place
- **Freehold Sale**
Offered with vacant possession, providing a straightforward acquisition for developers

SITUATION

This part of Hemel Hempstead was largely developed in the 1970's so is now mature and characterised by being relatively low density with mature trees and grassed areas.

Site 1 is accessed off Arkley Road but has pedestrian access to Chenies Court.

Site 2 has a 3 storey apartment block on one side but otherwise has an open aspect with a number of mature trees close by. Access is off Datchet Close.

Site 3 is between two 3 storey apartment blocks, one of which is at a lower level. There are mature trees and green areas nearby. Access is off Chenies Court.



Site 1



Site 2



Site 3

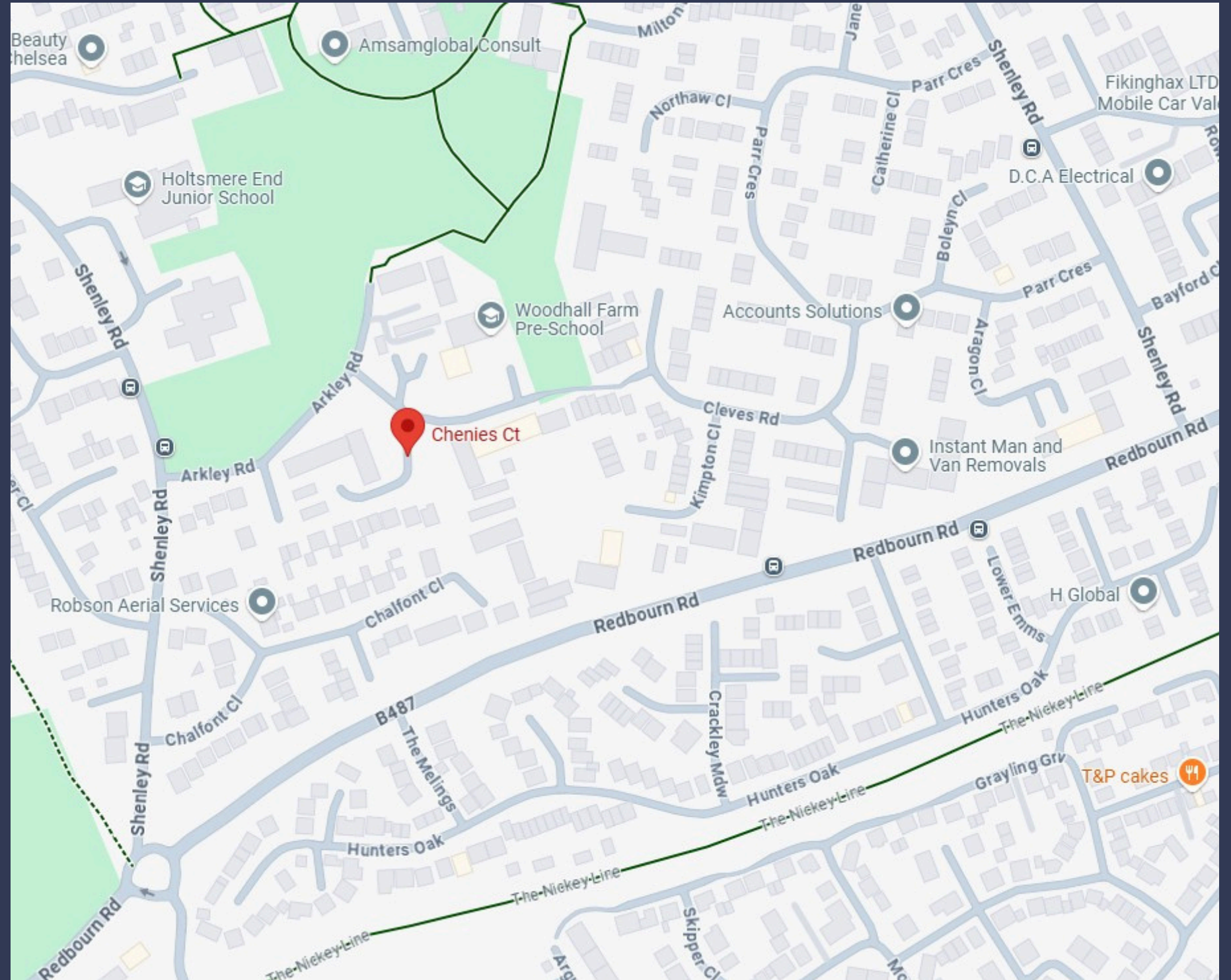
LOCATION

The Woodhall Farm residential area of Hemel Hempstead is approximately 3 miles north-east of the town centre on the outskirts of the town on route to Redbourn and Harpenden. Local amenities include Holtsmere End infant and junior school, medical centre and local shops including a sizeable Sainsbury's Supermarket.

The large Maylands Business Area is within walking distance as is the Astley Cooper Secondary School in Grovehill.

Hemel Hempstead is well connected to the national road network with the site being less than 2 miles from Junction 8 of the M1, 5 miles from the M25 and 3 miles from the A41 dual carriageway.

Hemel Hempstead rail station is approximately 4 miles away from where there is a fast and frequent service into London Euston taking approximately 30 minutes and connections to Milton Keynes and Birmingham to the north. There is a regular bus service linking Woodhall Farm to the town centre.



ACCOMMODATION

Block	Unit No	Bed No	NIA	GIA
A	1	1	46.23	
A	2	1	46.23	
A	3	1	44.69	
A	4	1	44.69	
A	5	1	46.23	
A	6	1	46.23	
	Total		274.3	334.83
B	7	2	67.71	
B	8	2	74.56	
	Total		142.27	149.152

DESCRIPTION

The sites comprise three separate but closely located parcels of land, each currently occupied by single-storey garage blocks of brick and block construction beneath monopitch felted roofs. The structures are in poor condition and will be offered with vacant possession, providing a clear opportunity for redevelopment.

The three sites are situated within approximately 100 metres of one another. Under the approved scheme, two plots will accommodate new residential buildings, while the third will serve as a dedicated parking area for the development.



PLANNING

Planning permission was granted in October 2024 for the redevelopment of three garage sites at Chenies Court, Hemel Hempstead, under application reference 24/01755/FUL. The approved scheme allows for the demolition of 43 existing garages and the construction of a well-designed residential development across the three plots.

The consented scheme comprises:

- Site 1: Provision of 12 allocated parking spaces serving the residential units
- Site 2: A three-storey block containing six one-bedroom apartments
- Site 3: A two-storey building accommodating two large two-bedroom apartments

This follows a previously refused application (ref: 22/00597/FUL) and a dismissed appeal (ref: APP/A1910/W/223313055). The new application was carefully revised to address the concerns raised by the Planning Inspector and was subsequently approved by Dacorum Borough Council.

The full planning file is available via the Dacorum Borough Council website, and a comprehensive set of documents — including design drawings, reports, and appeal information — is available in a dedicated Data Room. Access is available on request.

THE SCHEME

Block A Elevation

Block B Elevation

Notes:
 Figural dimensions to be used in preference to scale.
 The Contractor is to check all site dimensions and setting-out and obtain the Architect's instructions in respect of any discrepancy revealed before work is put in hand.
 Description or illustration of proprietary systems or products is not to be taken as licence in respect of patents or copyright involved or royalties due.
 All rights in drawing and design are reserved to the Architect.
 Copyright: not to be reproduced without the Architect's permission.
 Subject to survey.

Scale: 0 1 2 3 4 5 m

Project: Land Adj. Chenies Court Woodhall Farm, HP2 7JU
Contract: SITE 2 BLOCK A ELEVATIONS
Scale: 1:100@A3 **Date:** MARCH 24
Drawn: AH **Rev:**
Draw No: CC2/24/PL06

Wakelin Associates Architects
 The Old School House, Bridge Road, Hutton Bridge, Kings Langley, Hertfordshire, WD4 8RQ
 T: 01923 267488 E: info@wakelin.co.uk

Notes:
 Figural dimensions to be used in preference to scale.
 The Contractor is to check all site dimensions and setting-out and obtain the Architect's instructions in respect of any discrepancy revealed before work is put in hand.
 Description or illustration of proprietary systems or products is not to be taken as licence in respect of patents or copyright involved or royalties due.
 All rights in drawing and design are reserved to the Architect.
 Copyright: not to be reproduced without the Architect's permission.
 Subject to survey.

Scale: 0 1 2 3 4 5 m

Project: Land Adj. Chenies Court Woodhall Farm, HP2 7JU
Contract: SITE 3 BLOCK B ELEVATIONS
Scale: 1:100@A3 **Date:** MARCH 24
Drawn: AH **Rev:**
Draw No: CC2/24/PL09 **Rev No:** A

Wakelin Associates Architects
 The Old School House, Bridge Road, Hutton Bridge, Kings Langley, Hertfordshire, WD4 8RQ
 T: 01923 267488 E: info@wakelin.co.uk

SERVICES

All mains services are understood to be in the vicinity of the sites.

TENURE

The freehold interest in all sites is offered for sale with vacant possession.

PROPOSAL

Unconditional offers are invited for the freehold interest for the three sites.

VAT

The property is not elected for VAT. VAT will therefore not apply to the purchase price.

VIEWINGS

The sites can be viewed from the road/landscaped areas and are generally open. It is not possible to inspect the garages internally.

INFORMATION

The full planning file is available via the Dacorum Borough Council website (reference 24/01755/FUL) and a comprehensive set of documents, including design drawings, reports and appeal information, is available in a dedicated Data Room. Access is available on request.

FURTHER INFORMATION

Trevor Chruch
 07831 619734
trevor.church@brasierfreeth.com

Tim Howlings
 07702 884402
tim.howlings@brasierfreeth.com



EG Radius Leaderboards



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 quotes 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 or via link >