

201 LUTON ROAD HARPENDEN

AL5 3DD

bf.

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Freehold Development Opportunity

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Freehold Development Opportunity
FOR SALE

KEY DETAILS

- Freehold development site extending to approx. 1.295 acres (0.524 ha)
- Former care home with lawful C2 (Residential Institution) use
- Potential for alternative uses, including C3 residential, subject to planning
- Located within an established and affluent residential area of Harpenden
- Vacant possession
- Mature grounds with ancillary buildings and parking
- Excellent road and rail connectivity
- No known restrictive planning designations or specific allocations. Any restrictive covenants would be subject to separate legal review.
- Offered for sale on a Price on Application (POA) basis

SUMMARY

A rare opportunity to acquire a substantial freehold site extending to approximately 1.30 acres (0.52 hectares) in one of Hertfordshire's most desirable and supply-constrained residential markets. The property comprises a former care home set within mature grounds, offering potential for continued C2 use or residential redevelopment, subject to planning.



For illustration only, site boundaries indicative

PLANNING

The site falls within the administrative area of St Albans City & District Council and is located within an established residential area under the adopted Local Plan. The lawful planning use is understood to be C2 (Residential Institution).

The site is not subject to any specific allocation or protective designation and lies outside the Harpenden Conservation Area. Any redevelopment proposals would be assessed against adopted and emerging local planning policies, including those relating to design, scale, residential amenity, access, parking and sustainability. Given the surrounding residential context, alternative uses such as C3 residential are likely to be considered in principle, subject to planning.



For illustration only, site boundaries indicative

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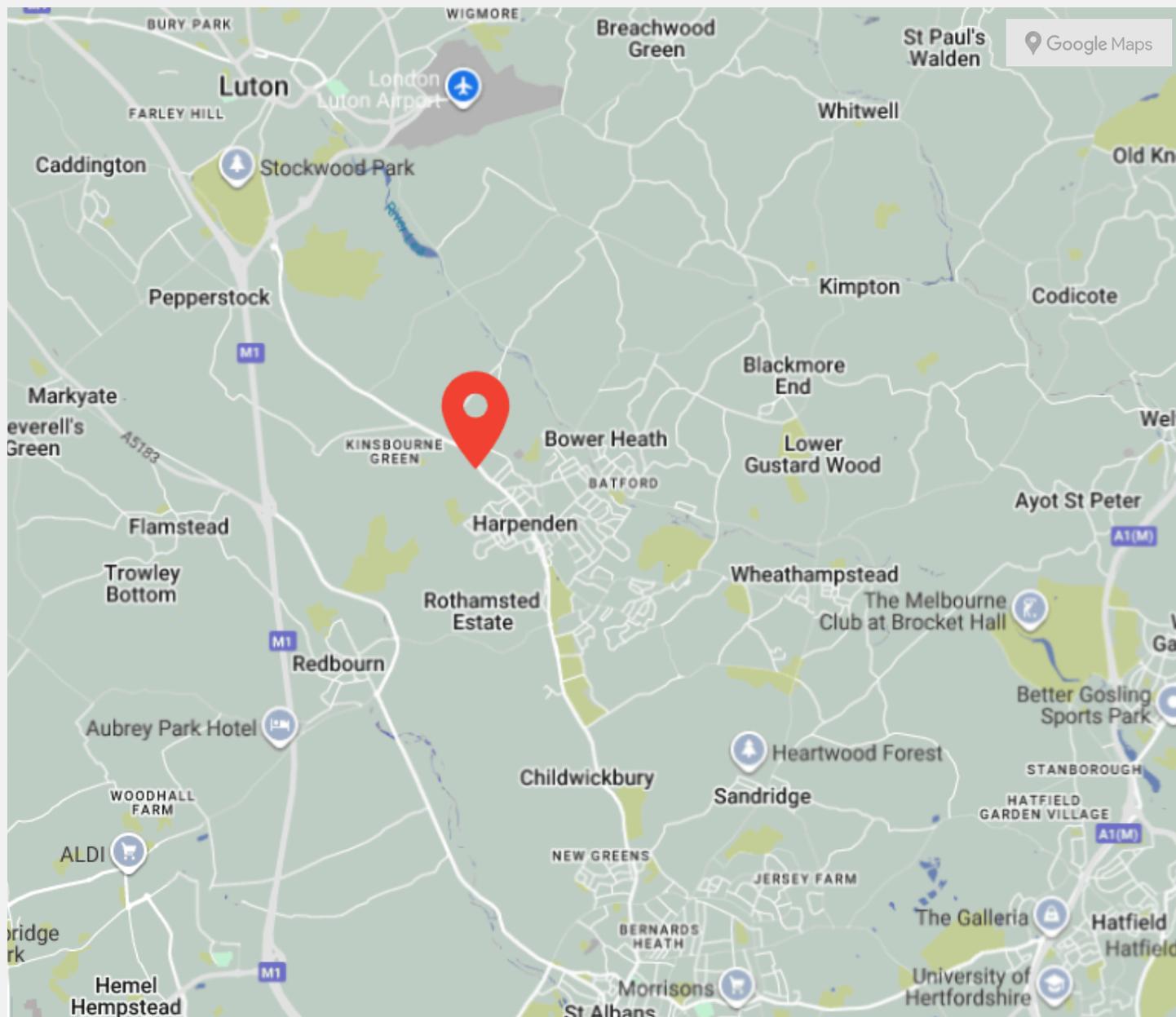
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LOCATION

Harpenden is an affluent and highly sought-after market town located within the St Albans City & District, approximately 25 miles north of Central London. The town benefits from excellent transport links, highly regarded schools and a strong residential catchment, all of which underpin consistently robust residential values.

The property is situated on the northern side of Harpenden, approximately 1 mile from the town centre, within a well-established residential area. Luton Road is a principal route connecting Harpenden with Luton and provides convenient access to the wider road network, including the A1081, A505 and M1 (Junction 10).

Harpenden railway station lies approximately 1.3 miles to the south, providing direct services to London St Pancras International, Luton Airport Parkway and destinations further north.



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PUBLIC TRANSPORT

-  M1 (J10) - 3.7 miles
-  M1 (J9) - 5.7 miles
-  M25 (J21a) - 13.4 miles
-  A1(M) (J4) - 7.4 miles
-  Luton Airport - 4.8 miles
-  Harpenden Railway - 1.1 miles

NEARBY TOWNS

-  St Albans - 5.1 miles
-  Welwyn Garden City - 8.8 miles
-  Hemel Hempstead - 8 miles
-  Luton - 6.2 miles

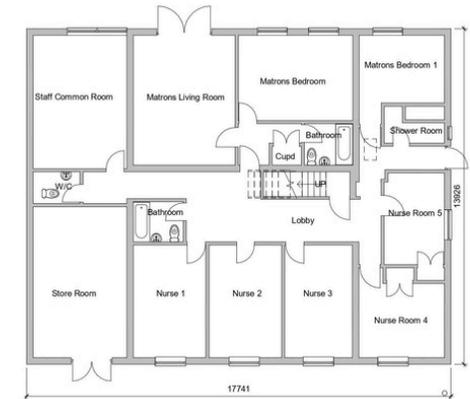


For illustration only, not to scale

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Lower Ground Floor
1 : 100

Floor plan not to scale

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DESCRIPTION

The property comprises a former care home positioned on a broadly rectangular site with frontage to Luton Road. The site extends to approximately 1.295 acres and is accessed via Roundwood Lane. The upper parts of the site are generally level, with a change in level toward the northeastern boundary.

The main building is arranged in a combination of single and two-storey elements configured in an L-shape and occupying the central portion of the site. The building is of traditional brick construction and reflects its former institutional use.

A detached two-storey ancillary building is located toward the northeastern end of the site, historically used as offices and storage/garaging. The site also benefits from mature landscaping, car parking areas and ancillary circulation space. The property is currently vacant.

ACCOMMODATION

| Care Home | Size Sq.m | Size Sq.ft |
|--------------------|---------------|------------------|
| Ground Floor | 855.63 | 9,210.05 |
| Lower Ground Floor | 117.88 | 1,269.00 |
| Total | 988.48 | 10,640.00 |

| Office Building | Size Sq.m | Size Sq.ft |
|-----------------|---------------|-----------------|
| Ground Floor | 80.94 | 871.00 |
| First Floor | 79.08 | 851.00 |
| Total | 160.02 | 1,722.00 |

These floor areas are approximate and have been calculated on a gross internal basis.



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TERMS

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

Further information, including access to a data room, will be made available to interested parties upon request.

Price upon application.

DATA ROOM

Further information and access to a data room can be provided upon request.

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.

CONTACT

GET IN TOUCH

Tim Howlings

07702 884402

tim.howlings@brasierfreeth.com

Elliot Fletcher

07523 801153

elliott.fletcher@brasierfreeth.com

Brasier Freeth LLP

enquiries@brasierfreeth.com

brasierfreeth.com ■

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JANUARY 2026