FOREST
REAL ESTATE

Indicative visualisation of the proposed open storage yard (Class B8) based on the submitted planning application.

Application Ref: 26/01773/FUL

This is an indicative visualisation and for illustrative purposes only.

Former Garden Centre

Leighton Buzzard Road
Hemel Hempstead, HP1 3BA

FOR SALE

2.18 ACRES

Rare Freehold Open Storage Opportunity (May Let)

Key Features

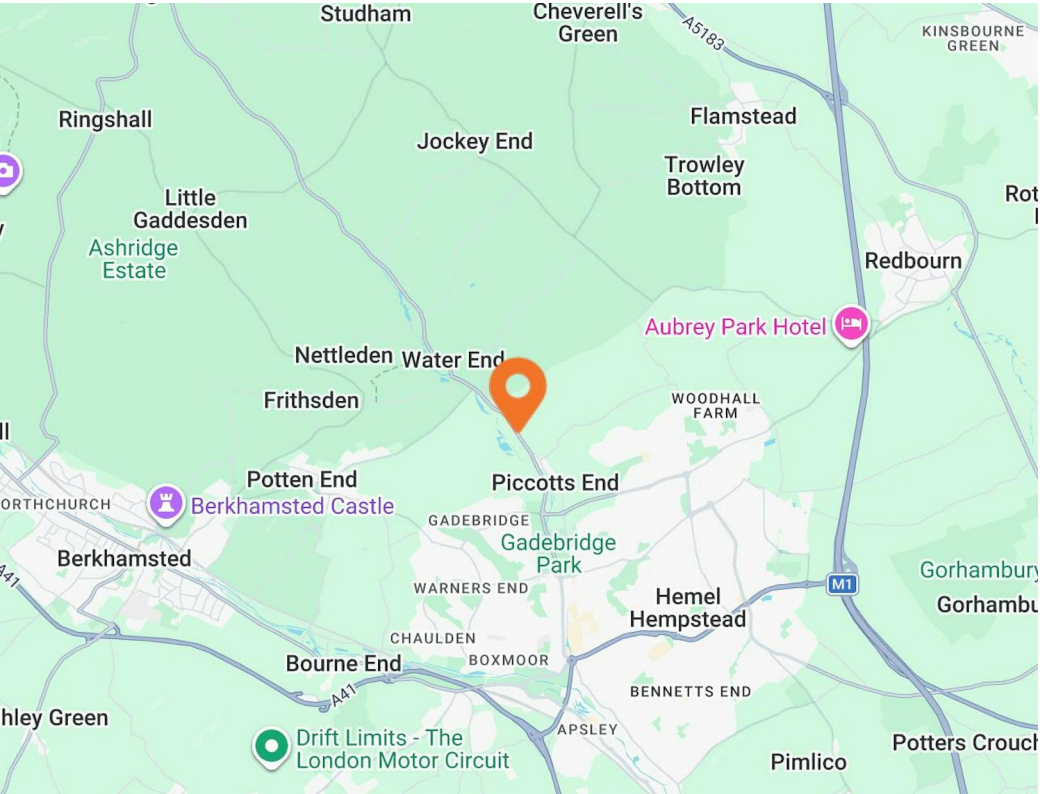
- Freehold site extending to approximately 2.18 acres (0.88 hectares)
- Planning application for Industrial Open Storage, Ref: 26/01773/FUL, determination anticipated December 2026
- Implementable planning permission granted for Class B8 (Storage & Distribution) use, Ref: 25/00581/FUL
- Approximately 8 miles from Junction 21 of the M25 via the M1
- Approximately 4.5 miles from Junction 8 of the M1
- Secure, fenced compound, offering predominantly concrete and tarmac surfaced
- Approximately 7 miles from Junction 20 of the M25 via the A41 dual carriageway
- Full planning data room available

Former Garden Centre, Leighton Buzzard Road
Hemel Hempstead, HP1 3BA









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 December 2026.

The site is broadly rectangular and forms a secure, fenced compound. The majority of the site is concrete and tarmac surfaced, providing a durable surface for vehicle movements, servicing, storage and general business operations.

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 toward 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).

Planning

Full planning permission has been granted for Class B8 (Storage and Distribution) use under reference 25/00581/FUL. The permission is implementable, subject to the discharge of its conditions. A separate full application for Industrial Open
Storage with associated yard space has been submitted under reference 26/01773/FUL, with determination anticipated in December 2026.).

Data Room

The decision notice for 25/00581/FUL, together with all plans and correspondence for both the B8 consent and the open storage application, is available in the data room. Access details are available on request.




KEEP
CLEAR





Availability

Price	£4,500,000
Rates	Applicants are to make their own enquiries to Dacorum Borough Council.
Service Charge	N/A
VAT	Not applicable
EPC	EPC exempt - No building present

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