



SANDRIDGE, ST ALBANS

Greenbelt Land in the Heart of **Hertfordshire**

Berry Farm, Sandbridgebury Lane, Sandridge, St Albans, AL3 6JF

ABSOLUTE FREEHOLD TITLE · PLOTS FROM 100 M² · TITLE HD415364



AVAILABLE NOW

Plots for Sale at Sandridge

Thank you for your enquiry regarding the land we are selling. Greenbelt agricultural land at Sandridgebury Lane, available in plots from 100 m² and suitable for a variety of uses subject to the necessary consents. Multiple plots can be combined if a larger holding is required.

100 M²

£8,000

per plot

200 M²

£16,000

per plot

300 M²

£18,000

per plot

400 M²

£22,000

per plot

Location	Sandridgebury Lane
Village	Sandridge
Town	St Albans
County	Hertfordshire
Postcode	AL3 6JF

Title number	HD415364
Title class	Absolute freehold
Land type	Greenbelt agricultural
Plots on the site plan	8 × 100 m²
Multiple plots	Available on request

Subject to consent: this is greenbelt agricultural land. It may suit residential, commercial or agricultural use, but only with the necessary consents in place. No planning permission is currently held or implied, and none is guaranteed.

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PLOTS SITE PLAN



LOCATION
SANDRIDGE
SANDRIDGEBURY LANE

TITLE
PLOTS
SITE PLAN

SCALE
1:1250 (A3)

DATE
JUN 2022

DRAWN
GR

REVISED
*

DRAWING No

SAN20622

SURVEYED
OS



Site Views

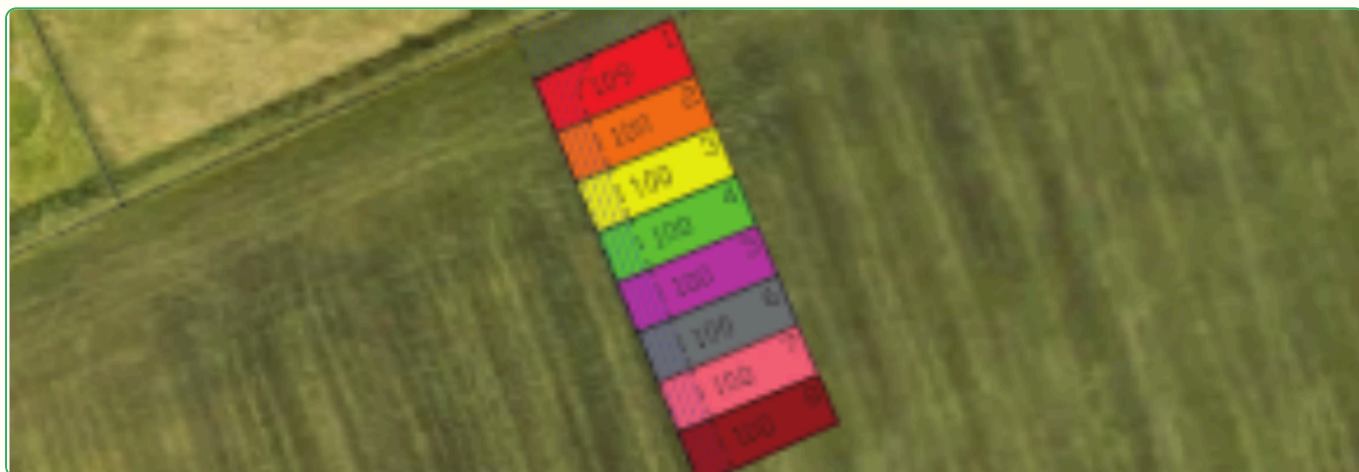
The land at Sandridgebury Lane, and an indicative view of the plot layout on the ground.



THE LAND FROM THE AIR, LOOKING SOUTH



FIELD GATE ACCESS



INDICATIVE PLOT LAYOUT — 8 PLOTS OF 100 M²



SIDE VIEW IMAGE — DRAWING SAN23523, MAY 2023

LOCATION	
SANDRIDGE SANDRIDGEBURY LANE	
TITLE	
PLOTS SIDE VIEW IMAGE	
SCALE	DRAWING No



Title Summary & Ownership

Registered title information for the land at Sandridge.

Title number **HD415364**

Title class **Absolute freehold title**

Estate interest **Estate in land**

Area **0.19 acres / 0.08 hectares**

Ownership category **Company owned**

Title ownership record **1 title record**

Freeholder **Equine Welfare Ltd**

Date **13/09/2022**



PLOT OUTLINE WITHIN THE WIDER FIELD

Before you buy: official copies of the register and title plan should be obtained from HM Land Registry and reviewed by a solicitor. The registered area shown above relates to the title as recorded; individual plot areas are as set out on the site plan.



Site Considerations

Distances measured from the edge of the boundary to the nearest intersection of each protected area. Anything recorded at zero metres falls within the land itself.

WITHIN THIS LAND

Greenbelt

0 metres – within

BETWEEN 50 AND 2,000 METRES

Public rights of way	159 metres
Ancient woodlands	265 metres
Scheduled monuments	539 metres
Listed buildings	646 metres
Local nature reserves	1,629 metres

OVER 2,000 METRES

Flood zones 2 and 3	3,190 metres
Sites of Special Scientific Interest	7,451 metres
Area of Outstanding Natural Beauty	8,485 metres
Special Areas of Conservation	15,422 metres
National nature reserves	15,829 metres
National parks	74,163 metres

Greenbelt: the whole of this land sits within the greenbelt, which places real limits on development. Greenbelt designation does not prevent ownership or continued agricultural use, but any change of use would need consent from St Albans City and District Council. Take your own professional advice before assuming what is possible here.



Boundary & Agriculture

Administrative area and agricultural classification for the land.

Parish	Sandridge CP
District	St Albans
County	Hertfordshire

Land classification	Grade 3 — good to moderate
Land use category	Agricultural areas
Nitrate or safeguard zone	SgZ drinking water (surface)

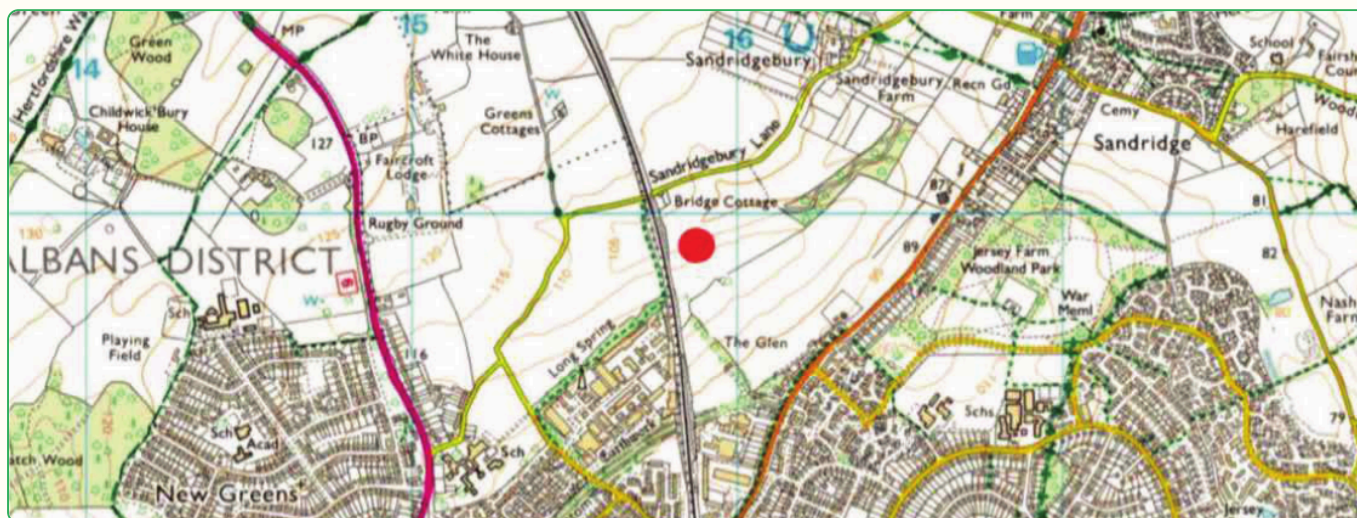
PLOT SCHEDULE — SITE PLAN SAN20622

Plot 1 — red	100 m²
Plot 2 — orange	100 m²
Plot 3 — yellow	100 m²
Plot 4 — green	100 m²
Plot 5 — magenta	100 m²
Plot 6 — grey	100 m²
Plot 7 — pink	100 m²
Plot 8 — burgundy	100 m²

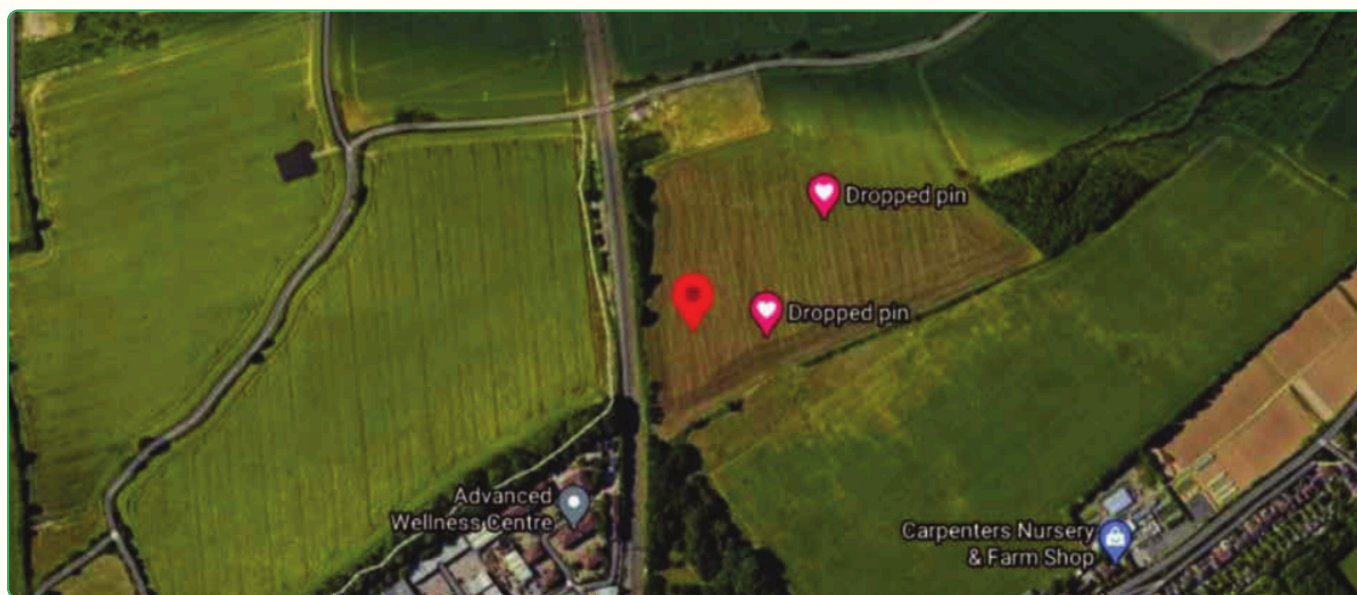
Safeguard zones: the land sits within a surface-water drinking water safeguard zone. Rules apply to the use of nitrogen fertiliser and the storage of organic manure, and steps must be taken to prevent water pollution.



The land lies on Sandridgebury Lane between Sandridge and St Albans, bounded to the west by the railway line and reached from the lane at the northern edge of the field.



ORDNANCE SURVEY – ST ALBANS DISTRICT



AERIAL VIEW – SANDBRIDGEBURY LANE

Sandridge

St Albans

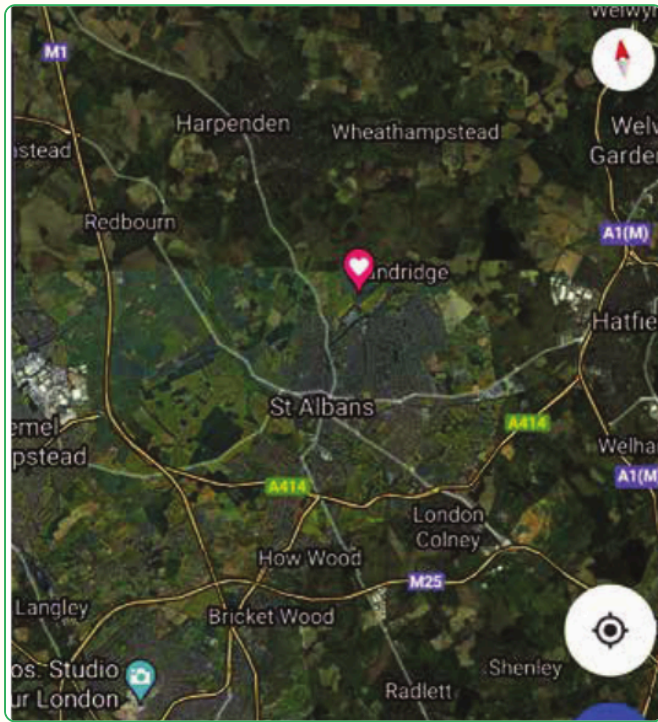
From Sandbridgebury Lane

goo.gl/maps/HSThC47kt3pCqmze8

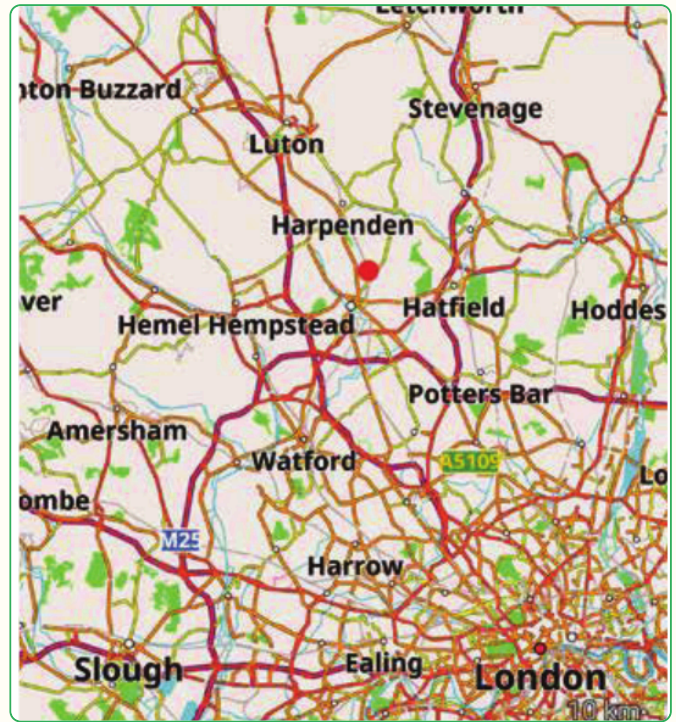


The Wider Area

Sandridge sits just north-east of St Albans, within easy reach of Harpenden, Hatfield, Watford and the M25 corridor.



ST ALBANS AND SURROUNDING TOWNS



REGIONAL ROAD NETWORK

Find the land: the exact position can be viewed at goo.gl/maps/HSThC47kt3pCqmze8. Viewings of the land are by arrangement – please get in touch before travelling to the site.

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Local Values

Residential values across the AL3 postcode area, shown as local market context.

AVERAGE VALUE AREA

AL3

St Albans

AVERAGE RESIDENTIAL

£644

per sqft / £6,931 per sqm

SIX MOST RECENT COMPARABLE SALES

55 Cannon Street, AL3 5JR

Sold 09/12/2022

£500,000

14 Partridge Road, AL3 6HH

Sold 28/11/2022

£710,000

35 Spencer Street, AL3 5EH

Sold 28/11/2022

£750,000

7 Blacksmiths Row, Markyate, St Albans

Sold 25/11/2022

£235,000

14 Thornton Street, AL3 5JW

Sold 23/11/2022

£840,000

5 Portland Street, AL3 4RA

Sold 18/11/2022

£590,000

Context, not valuation: these are residential transactions in the surrounding postcode area, recorded in late 2022. They describe the wider AL3 market and are not a valuation of this agricultural land, which is priced separately by plot.



Nearby Land & Planning

Other land recorded as being for sale in the St Albans area, and the planning record for this land.

NEARBY LAND FOR SALE

Folly Lane St Albans	£1,450,000
Land adjacent to 76 St Albans	£3,000
Land adjacent to 12 St Albans	£5,000

PLANNING RECORD FOR THIS LAND

Current applications	0 applications
Historic applications	0 applications
Local planning authority	St Albans City & District Council
Greenbelt	Yes — the whole site

Important: no planning application has ever been made on this land, and none is in progress. Nothing in this brochure should be taken as an indication that permission would be granted for any use. The information here is drawn from a Tribute Land report dated 05/03/2023 and from published data; it is provided for guidance only, is not a valuation, and cannot be relied upon in relation to a purchase. Buyers should carry out their own searches and due diligence and appoint solicitors and surveyors to advise them.

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