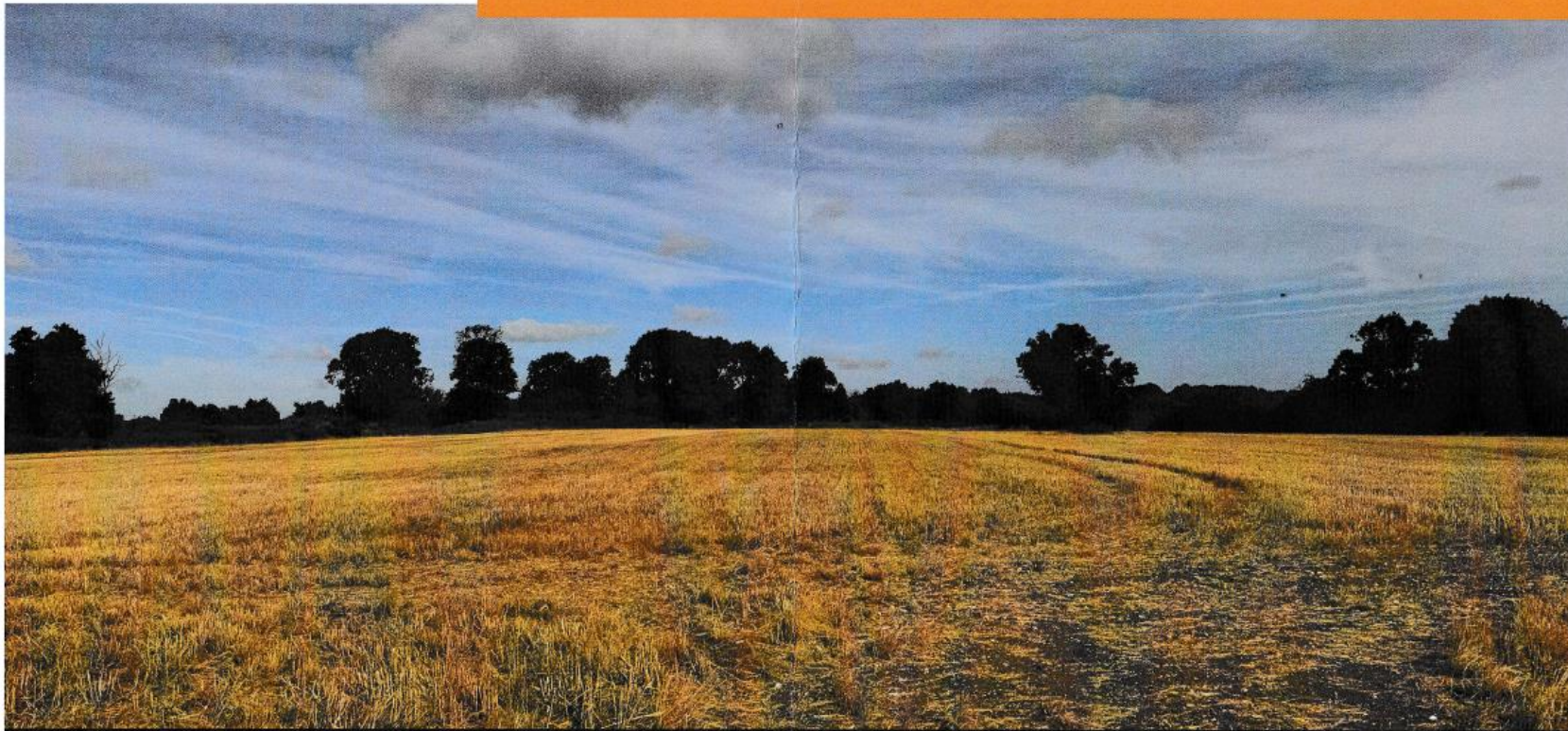


[www.barneyestates.co.uk](http://www.barneyestates.co.uk)

0208 432 7330

# CHURCH FARM

GREAT GADDESSEN, BERKHAMSTED, HP1 3BY



Barney House  
Unit 16 Baltimore House, Juniper Drive  
London, SW18 1TS

  
**BARNEY**  
ESTATES & AUCTIONEERS





**BARNEY ESTATES ARE PROUD TO BRING TO THE MARKET LAND FOR SALE IN THE PICTURESQUE LOCATION OF GREAT GADDESSEN, BERKHAMSTED HP1 3BY**

- Road side access from Pipers Hill
- Not within greenbelt
- Land is flat grassland
- Borders Settlement Boundary

Great Gaddesden is set within the AONB and is located approximately 5 miles north of Hemel Hempstead and around 8 miles from Berkhamsted. It is within easy reach of St Albans and Luton, and about 35 miles from central London, making it a convenient countryside retreat for commuters.

While Great Gaddesden is in a rural setting, it's not too far from key transport routes. The M1 motorway is easily accessible, providing a quick route to London and other major cities. The nearest railway station is in Hemel Hempstead, offering direct trains to London Euston, making it convenient for commuters.

*These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.*

*All dimensions/measurements are approximate.*



**Guide Prices:**

**Parcels A - J**

(0.6 acres each) - £50,000 each

**Parcels 1 - 4**

(1.5 acres each) - £40,000 each

**Parcels 5 + 6**

(2.5 acres each) - £50,000 each

**Parcel 7**

(7 acres) - £140,000

**Parcel 8**

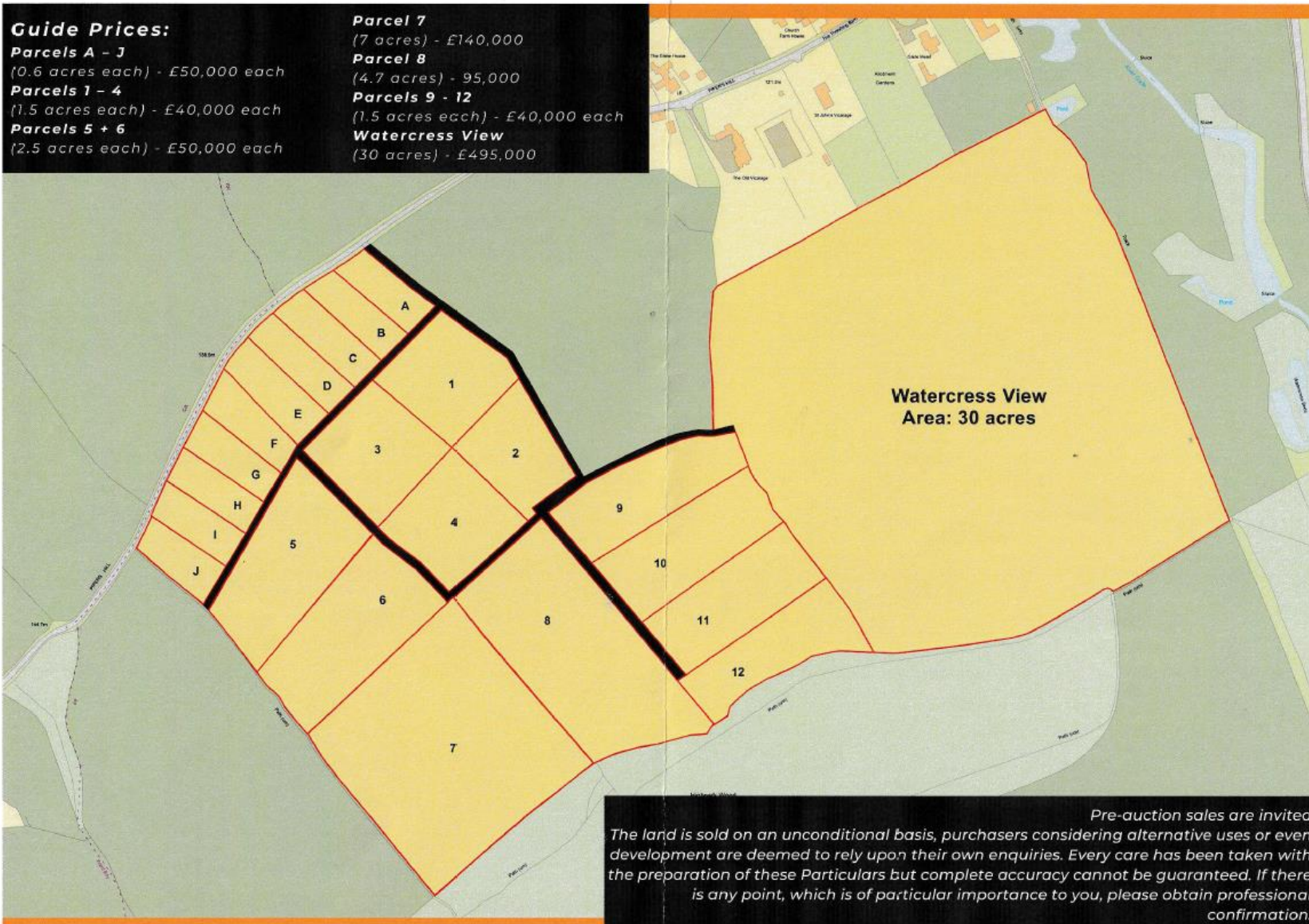
(4.7 acres) - 95,000

**Parcels 9 - 12**

(1.5 acres each) - £40,000 each

**Watercress View**

(30 acres) - £495,000



*Pre-auction sales are invited  
The land is sold on an unconditional basis, purchasers considering alternative uses or even  
development are deemed to rely upon their own enquiries. Every care has been taken with  
the preparation of these Particulars but complete accuracy cannot be guaranteed. If there  
is any point, which is of particular importance to you, please obtain professional  
confirmation.*