



VANTAGE  
LAND  
01727 701303

**WOODSIDE CORNER, ALEY GREEN, BEDFORDSHIRE**  
LAND FOR SALE ON MANCROFT ROAD & WOODSIDE ROAD, ALEY GREEN, LU1 4DG

## LAND FOR SALE ON A RESIDENTIAL ROAD, CLOSE TO GREENBELT DEVELOPMENT

This a desirable opportunity for you to own a large residential sized plot of agricultural land opposite and bordering housing.

Measuring 1.11 acres / 4,496 sq.m., the land enjoys extensive road frontage and secure gated access.

It lies on the edge of the large and popular village of Slip End, close to good amenities and excellent transport links on the Bedfordshire/Hertfordshire border.

The land is currently overgrown with some woodland and could be suitable for a variety uses subject to any necessary planning consents.

It should also be noted that there are several cases of residential development within the Green Belt all within a mile of the land.



Lot	Size	Guide Price
Woodside Corner	1.11 acres / 4,496 sq.m. / 48,394 sq.ft.	£70,000



## LOCATION

- ◆ South of Aley Green
- ◆ West of Slip End
- ◆ South of Caddington
- ◆ 1.2 miles to Markyate
- ◆ 2.4 miles to Luton
- ◆ 4.6 miles to Harpenden
- ◆ 8.1 miles to Berkhamsted
- ◆ 8.3 miles to St Albans
- ◆ 27.4 miles to Central London

The land is pleasantly located in the hamlet of Aley Green on the Bedfordshire/Hertfordshire border between the popular villages of Slip End, Caddington & Markyate.

Slip End is less than a mile from the land. Here you can find two outstanding pubs, a friendly local superstore and a good school.

The larger villages of Caddington & Markyate, offer further amenities, with a good variety of well-known and independent shops, cafés, restaurants, pubs and a range of other day-to-day services available.

More extensive facilities can be found in the nearby bustling and affluent areas of Harpenden, Berkhamsted & St Albans; home to numerous boutique shops, restaurants & bars.

## TRANSPORT LINKS

- ◆ 1.0 miles to the M1 (junction 10)
- ◆ 1.1 miles to the A5183
- ◆ 2.6 miles to Luton Train Station \*
- ◆ 3.6 miles to London Luton Airport
- ◆ 9.7 miles to the M25 (junction 21)

The land lies close to excellent transport links with easy access to the M1 motorway from junction 10 giving you access to the M25 and the larger motorway network.

\* Journey Times: 8 mins to Harpenden; 13 mins to St Albans; 26 mins to London St Pancras International

International travel is provided by nearby London Luton Airport, whilst trains from Luton station can reach London in less than 30 minutes.



## LOCAL DEVELOPMENT

**Central Bedfordshire Council's Local Plan states** that whilst some development can take place beyond the Green Belt and within the existing urban areas, the total amount of land available is well below that needed to meet the requirements of the Plan and **that some development is needed within the Green Belt.**

**There have been several cases of development within the Green Belt all within a mile of the land for sale.**

Most notably is the proposed development of a "New Residential Retirement Care Village" (Planning Ref. [CB/19/00032/FULL](#)) which **will see the creation of 158 new homes.**

Other Green Belt sites include:

[CB/20/03894/FULL](#)

Erection of two new bungalows on land with stable block and outbuildings adjacent to 66 Woodside Road just 0.3 miles away.

[CB/19/00469/OUT](#)

Rural exception housing scheme comprising the erection of up to 19 dwellings on land at Mancroft Road just 0.8 miles away.

[CB/15/00275/OUT](#)

8 detached houses and 4 semi-detached houses on land previously used as a farm yard on Grove Road just 0.6 miles away. This development has been completed.



## PLANNING

The Green Belt within Central Bedfordshire falls into two categories; 'inset' and 'washed over'. 'Inset' Green Belt settlements are excluded from the Green Belt. This means that within these settlements normal planning policy applies.

**The land for sale favourably falls under 'inset' Green Belt.** Any development would be subject to the appropriate planning permission, but normal planning policy applies.

## LOCAL AUTHORITY

Central Bedfordshire Council  
[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

## NO OVERAGE

There is **no overage or clawback** on this land – rare in today's land market.



## LAND VALUES

**Land values continued to rise last quarter. In the past year, prices have risen by over 7%, outperforming the FTSE 100, UK house prices and interest from savings in the bank.**

These increases are also outpacing inflation as land continues to be seen as a tangible safe-haven for investment.

Investors are also competing with a wide variety of lifestyle and environmentally-motivated buyers as demand once again outstrips supply.

This imbalance between supply and demand doesn't look to change and will continue to drive up land values.

## METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.

## RECREATION

The land lies close to the proposed Heritage Greenway which will improve and create new 'easy access' footpaths, bridleways and cycle paths that will link Slip End to Caddington and the new community at Chaul End with surrounding areas of heritage & wildlife interest.

Opposite the site you can find Woodside Animal Farm, a popular family attraction. Here children can cuddle anything from bunnies to boa constrictors, tour the farm on a tractor and enjoy fairground rides, crazy golf and indoor soft play. There's also a café on site.

Less than a 20 minute walk from the land you can find two excellent local pubs; the Rising Sun and the Frog & Rhubarb, which offer a selection of award winning drinks and delicious food.

Dunstable Downs and Whipsnade Zoo – the UK's largest – are very close by, as is the excellent Stockwood Park & Discovery Centre.



The land measures 1.11 acres.



Land of this size in this location is rarely available for sale.





Secure gated access from Mancroft Road

## ACCESS

The land enjoys road frontage onto Woodside Road and Mancroft Road from where the land can be accessed via a secure gate.

A right of way for other land owners runs along the southern boundary of the land. If you require any further information please call 01727 701303.

## WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The entrance to the land can be found here – <///trendy.closer.faded>

## VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our land consultants or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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