

Land On The North Side Of The Red Lion

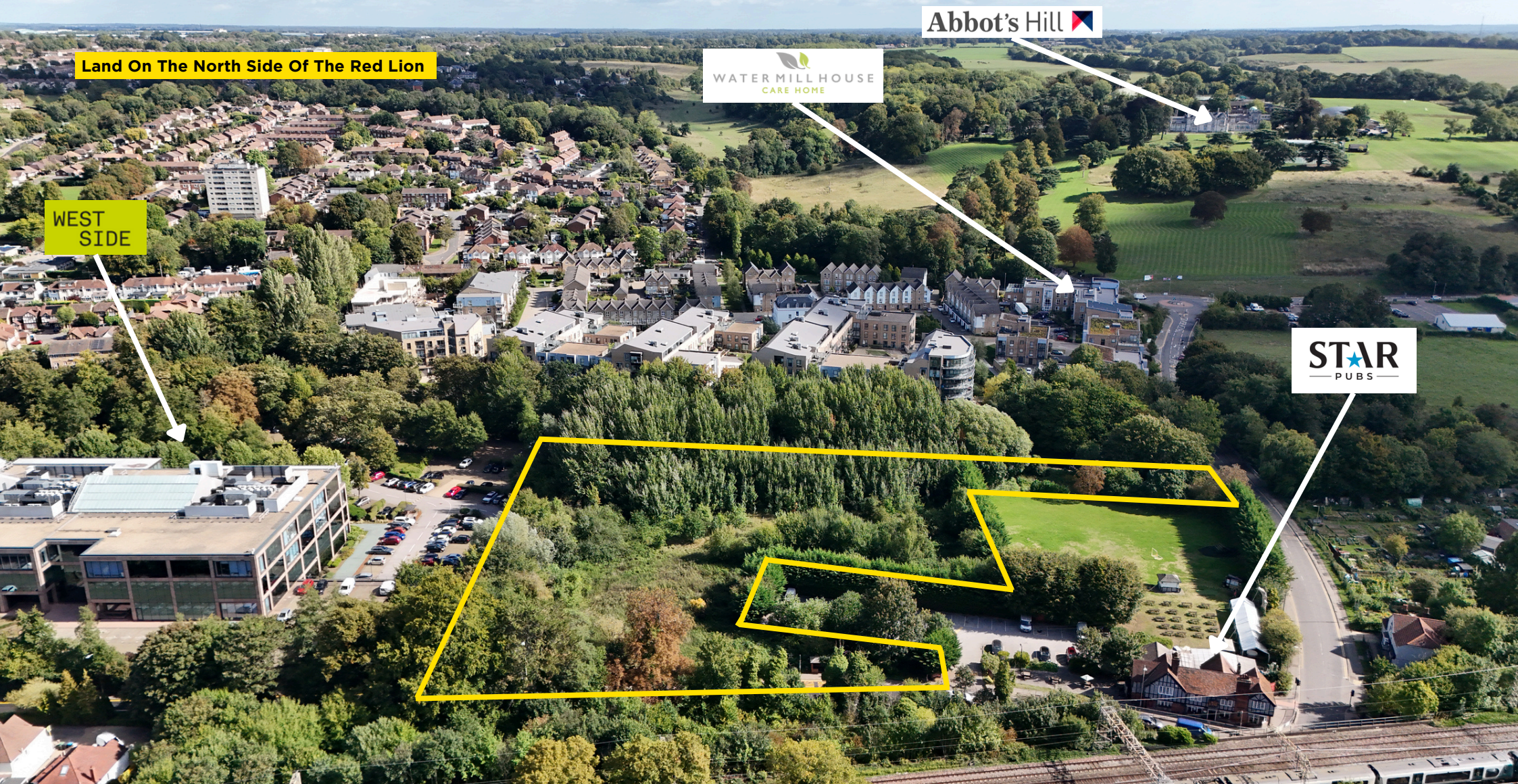
LONDON ROAD, HEMEL HEMPSTEAD, HP3 9TD

FREEHOLD DEVELOPMENT OPPORTUNITY FOR SALE - OFFERS INVITED



savills

Plan for reference only



Land On The North Side Of The Red Lion

WEST SIDE

Abbot's Hill

WATER MILL HOUSE CARE HOME

STAR PUBS

KEY HIGHLIGHTS

- Site area of 2.708 acres (1.096 hectares)
- Opportunity for various uses (STP)
- Potential for residential or commercial development (STP)
- Freehold unconditional and conditional offers invited

| |
|---------------|
| LOCATION MAP |
| STREETVIEW |
| WHAT3WORDS |
| 360 PANORAMIC |
| DRONE VIDEO |

LOCATION

The site is positioned to the north of The Red Lion public house and comprises surplus land. The land is separate from the pub and does not form part of its curtilage. The land fronts London Road (A4251) and the surrounding area is a mixture of residential and commercial uses, with Hemel Hempstead a key Hertfordshire town, offering a strong mix of employment, housing, and retail, alongside a range of schools and community facilities.

The site lies within the administrative boundary of Dacorum Borough Council. Local supermarkets include Tesco Extra, Aldi, and Sainsbury's, all within a short drive. The area also benefits from a variety of pubs, cafés, and independent retailers along London Road and in the surrounding neighbourhoods.

For education, the area is served by a number of well-regarded schools. Nearby options include Nash Mills Church of England Primary School, Two Waters Primary School, Kings Langley Secondary School, and Hemel Hempstead School.

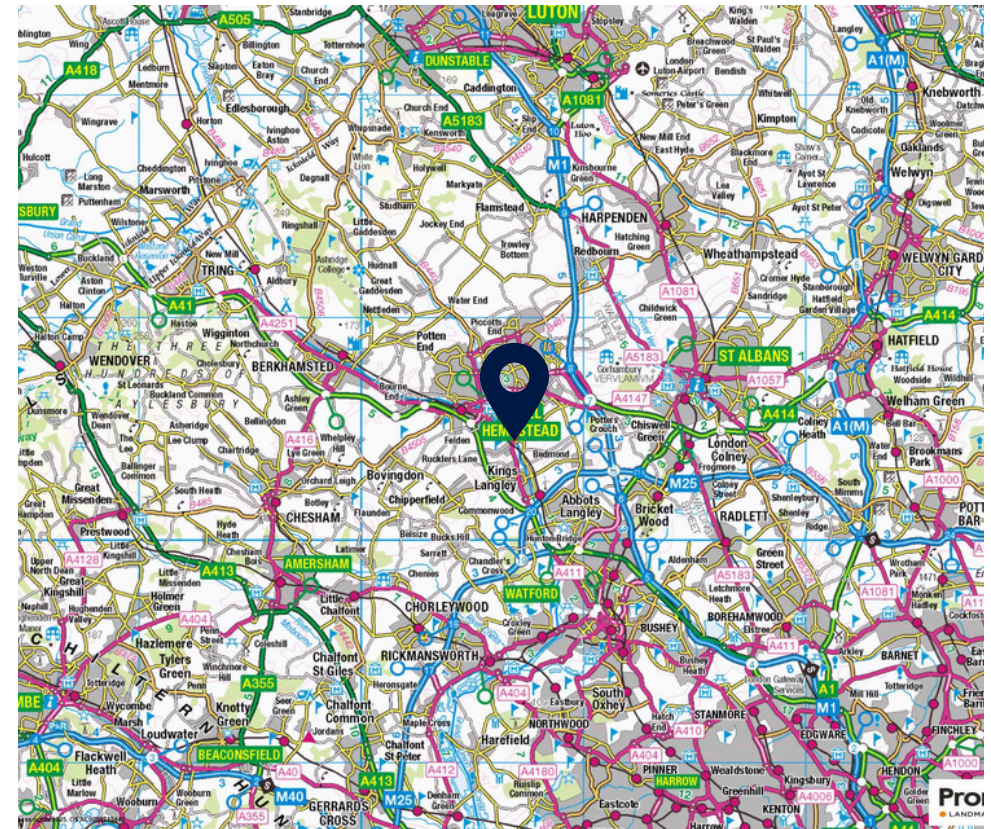
CONNECTIVITY

Train

The nearest railway station is Apsley, less than a mile from the site, which provides regular services to London Euston in approximately 30 minutes. Hemel Hempstead station is also close by, offering additional fast connections into London and the wider region.

Air

London Luton Airport is located approximately 13 miles to the north, while London Heathrow Airport is around 25 miles to the south. Both provide a wide range of domestic and international connections.



Road

The site benefits from excellent road connectivity, situated directly on the A4251 and less than two miles from Junction 20 of the M25. The M1 (Junction 8) is also within easy reach, providing direct access to London, Milton Keynes, and the Midlands.

Bus

A number of local bus services operate along London Road, providing access into Hemel Hempstead town centre, Watford, and surrounding villages.

*all journey times and distances stated are approximate

DESCRIPTION

The potential development site, located to the north of The Red Lion, extends to approximately 2.708 acres (1.096 hectares). It comprises surplus land no longer required for the pub's trading operations. The site benefits from a flat topography. The land is positioned directly to the north of the public house and its associated car park, with frontage onto London road.

PLANNING

The site is located to the north of the Red Lion and comprises surplus land. The land is separate from the pub and does not form part of its curtilage. The property is adjacent to a listed building (List Entry Number 1174036) but is unlikely to constrain development. However, the site is not within a Conservation Area. The site is located within the Dacorum Borough Council ('DBC'). The site forms part of wider area, Apsley, that comprises a mixture of industrial, office and residential uses.

The site whilst in the greenbelt, abuts the settlement boundary to its north and east boundaries. The majority of the site is within Flood Risk Zone 1 with small areas in Flood Risk Zone 2 and 3 due to the proximity of the site to the Grand Union Canal.

The emerging replacement Dacorum Local Plan was submitted to the Secretary of State on 11th March 2025 and is currently under examination. Due to the advanced stage of the Local Plan, policies contained within it will be a material planning consideration in the decision-making process.

All parties are advised to undertake their own due diligence and satisfy themselves to the chances of securing a planning permission.

LOCAL AUTHORITY

Dacorum Borough Council
www.dacorum.gov.uk

TENURE

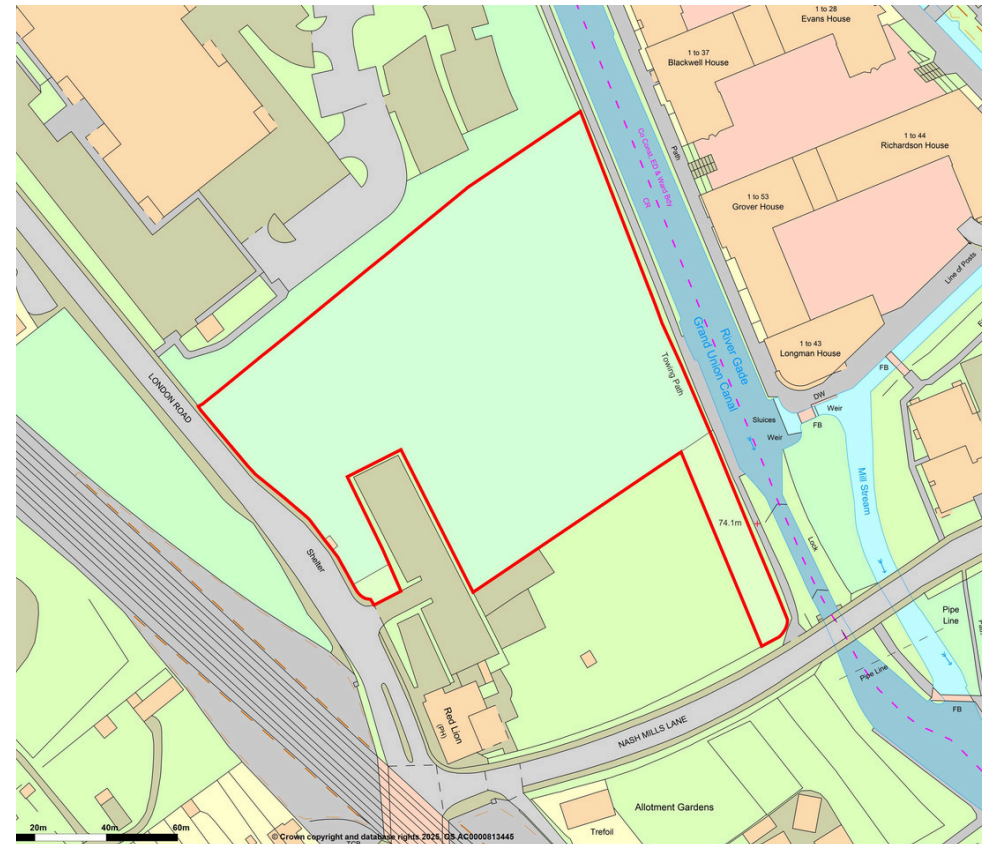
Freehold (HD439425) subject to vacant possession.

GUIDE PRICE

Offers are invited on an unconditional and conditional basis.

VAT

VAT is applicable at the appropriate rate.



Land On The North Side Of The Red Lion

SERVICES

All parties to make their own enquiries to the serviceability to the land.

VIEWING

For a formal viewing strictly by appointment with Savills.

ANTI-MONEY LAUNDERING

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACT

For further information please contact:

Adam Bullas
+44 (0) 7812 965395
abullas@savills.com

Harry Heffer
+44 (0) 7929 085103
Harry.heffer@savills.com

Paul Breen
+44 (0) 7767 873353
pbreen@savills.com



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | November 2025