



HEATH BARN

BOXMOOR, HEMEL HEMPSTEAD HP1 1NP



- 0.65 acres (0.26 hectares) freehold site
- Full Planning Permission and Listed Building Consent granted for the conversion of existing Grade II listed buildings into 5 residential dwellings
- Potential for a variety of alternative uses, subject to planning permission, including veterinary practices, dental surgeries, offices and other commercial uses
- Prime Boxmoor location overlooking Boxmoor Common and Cricket Club
- Proposed accommodation extending to 8,364 sq ft GIA
- Data room available on request

Carter Jonas



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Location

The property occupies an attractive position within Boxmoor, one of Hemel Hempstead's most sought-after residential areas, approximately 1.2 miles southwest of Hemel Hempstead town centre.

The site is approximately 500 metres from Boxmoor Village High Street conservation area with its shops and restaurants.

Enjoying a prominent setting overlooking Boxmoor Common and Cricket Club, the site benefits from a mature and affluent surrounding environment together with excellent road and rail connectivity, with Hemel Hempstead station providing regular services to London Euston in an average of 27 minutes.

Description

The site comprises Heath Barn, Heath Barn Cottage and Heath Farmhouse, a distinctive collection of vacant Grade II listed buildings arranged around an attractive central courtyard. The property presents a rare opportunity to deliver a high-quality, heritage-led residential scheme within a particularly desirable setting.

The buildings have been vacant since May 2019, following the relocation of the music school formerly operating from the site.



Accommodation

Site Area: 0.74 acres.

Proposed Area Schedule:

Plot	House type	Beds	Storeys	GIA m ²	GIA ft ²
1	Farmhouse 1	4	2	249	2,680
2	Farmhouse 2	4	2	187	2,013
3	North Barn	3	2	124	1,335
4	West Barn	3	2	137	1,475
5	Heath Cottage	2	2	80	861
Total	5 Units			777	8,364

Services

We understand that mains services are connected to the property, although prospective purchasers should rely upon their own investigations and satisfy themselves in this regard.

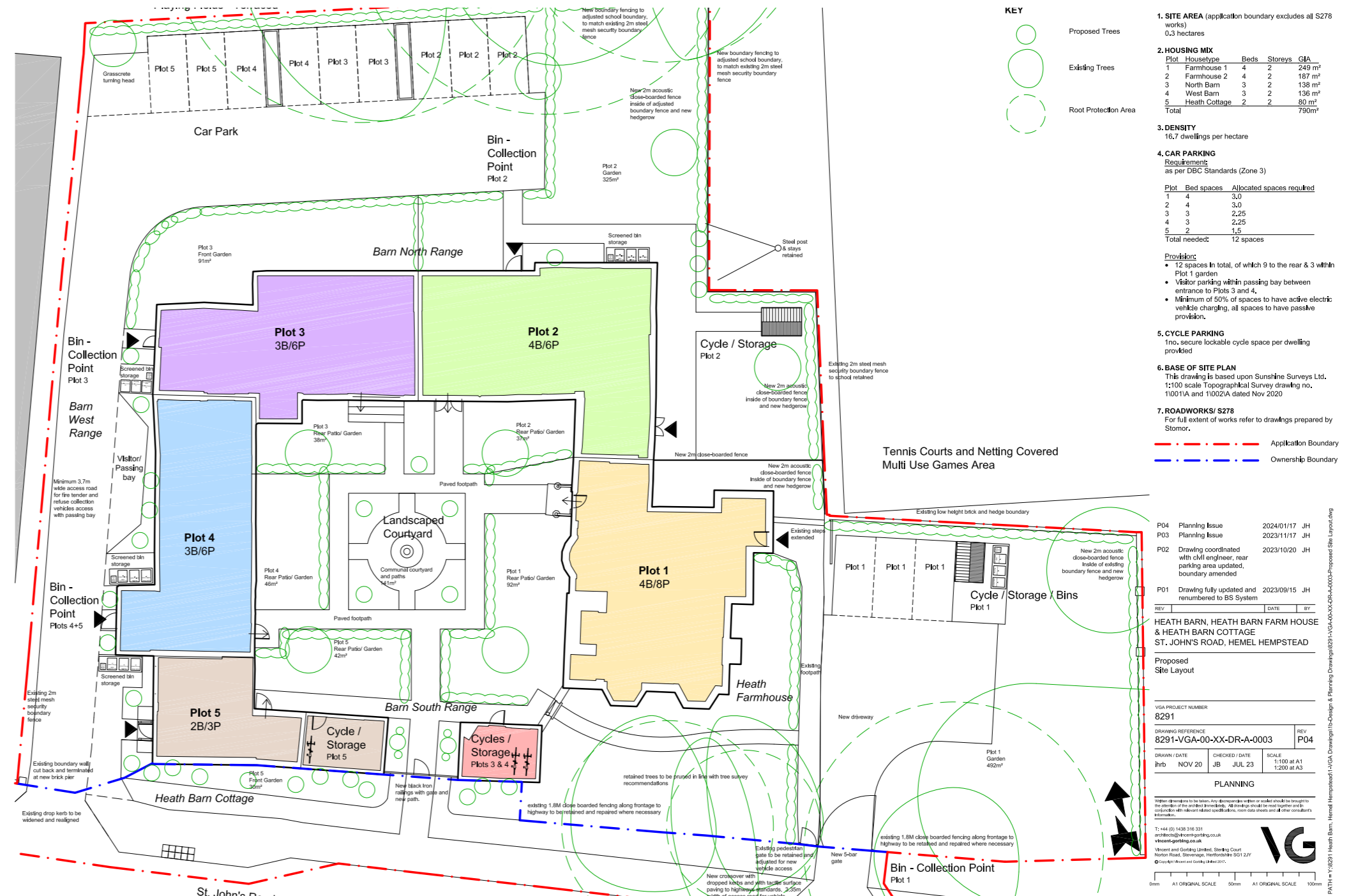
Planning Use

Full Planning Permission and Listed Building Consent were granted by Dacorum Borough Council in April 2026 for the conversion of the existing buildings from educational use (Use Class F1) to five residential dwellings under application reference 24/00075/FUL.

Further planning information is available within the Data Room.

Tenure

Freehold.



The Opportunity

A rare opportunity to acquire a fully consented heritage redevelopment in a prime Boxmoor setting. The scheme proposes the delivery of five high-quality dwellings formed from an attractive collection of Grade II listed buildings arranged around a central courtyard and overlooking Boxmoor Common. Unconditional offers are strongly preferred and will be given precedence in the consideration process.

VAT

The property is not currently elected for VAT. However, the Vendor reserves the right to waive exemption from VAT up to the date of exchange of contracts.

Anti Money Laundering

Anti-Money Laundering Regulations require Carter Jonas to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

Method of Tender

The property is offered for sale freehold by informal tender. Offers are invited by 12 noon on Friday 4th September 2026 and should be submitted in accordance with the Bid Pro Forma available within the Data Room. Purchasers should clearly set out any conditions attached to their offer, together with details of funding, proposed timescales and relevant experience. Any proposals for non-residential use, a business plan will be required for review, to enable the vendor to ascertain that sufficient funds can be generated to, not only put the property in a state of repair in accordance with its listed status, but also keep it in a state of repair indefinitely. Further, any bids from charities or community groups should include details of guarantors who will underwrite keeping the property in such a state of repair should a situation arise where any such group or connected occupant becomes insolvent.

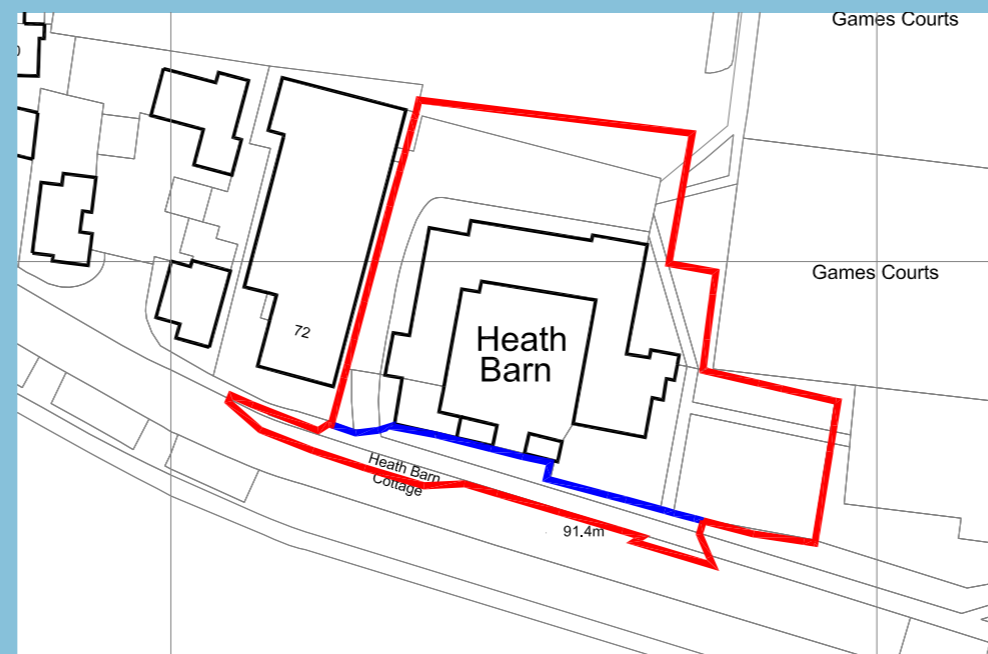
The Vendor reserves the right not to accept the highest, or indeed any, offer received. The property is not currently elected for VAT. However, the Vendor reserves the right to waive exemption from VAT up to the date of exchange of contracts.

Data Room

A Data Room containing planning documents, title information, surveys and bid proforma is available upon request. Access can be obtained by request to the sole selling agents.



Application Boundary
Ownership Boundary





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Viewings

Viewings will be arranged on specified dates strictly by prior appointment through the sole selling agents.

Contact

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Disclaimer

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