

# HIGH TREES



RESIDENTIAL DEVELOPMENT OPPORTUNITY  
FOR SALE

# INVESTMENT HIGHLIGHTS



## FREEHOLD DEVELOPMENT OPPORTUNITY IN COMMUTER TOWN

PROPOSED SCHEME COMPRISING 28 RESIDENTIAL UNITS  
(12 X 1 BED, 16 X 2 BED)

SOLD WITH FULL VACANT POSSESSION

36 PARKING SPACES INCLUDED

CONSENT FOR ADDITIONAL MASSING VIA AIRSPACE EXTENSION

PRIOR APPROVAL GRANTED FOR CHANGE OF USE FROM OFFICE (USE CLASS E)  
TO RESIDENTIAL (USE CLASS C3) TO PROVIDE 16 SELF-CONTAINED APARTMENTS

ADDITIONAL VALUE ADD OPPORTUNITIES VIA OBTAINING CONSENT FOR 3  
ADDITIONAL UNITS ON THE GROUND FLOOR

OFFERS IN EXCESS OF £3,000,000 REPRESENTING A LOW CAPITAL VALUE  
OF £167 PSF ON THE NSA OF THE PROPOSED SCHEME



# LOCATION



LOCATED APPROXIMATELY 26 MILES NORTH WEST OF CENTRAL LONDON, HEMEL HEMPSTEAD IS A MAJOR COMMERCIAL CENTRE WITHIN HERTFORDSHIRE, OFFERING EXCELLENT CONNECTIVITY AND STRONG TRANSPORT INFRASTRUCTURE.

The town benefits from immediate access to the national motorway network, situated just 1 mile from Junction 8 of the M1 motorway and approximately 4 miles north of Junction 21 of the M25 motorway.

Hemel Hempstead railway station lies on the West Coast Main Line, providing frequent direct services to London Euston in approximately 26 minutes (five trains per hour) and to Milton Keynes in around 34 minutes (two trains per hour).

The town is also conveniently positioned 11 miles south of London Luton Airport and approximately 23 miles north of Heathrow Airport.

High Trees occupies a prominent town centre position on Hillfield Road, a key east-west

thoroughfare linking directly to The Marlowes, Hemel Hempstead's principal retail destination, located within a short walk of the property.

The property benefits from straightforward access to Junction 8 of the M1 and Junctions 20 and 21 of the M25 via Leighton Buzzard Road and The Marlowes, leading south to the Magic Roundabout where the A414 provides convenient onward connections.

High Trees is further enhanced by its immediate proximity to a multi-storey car park and national retailers including Asda and Iceland, providing strong footfall and excellent local amenities.

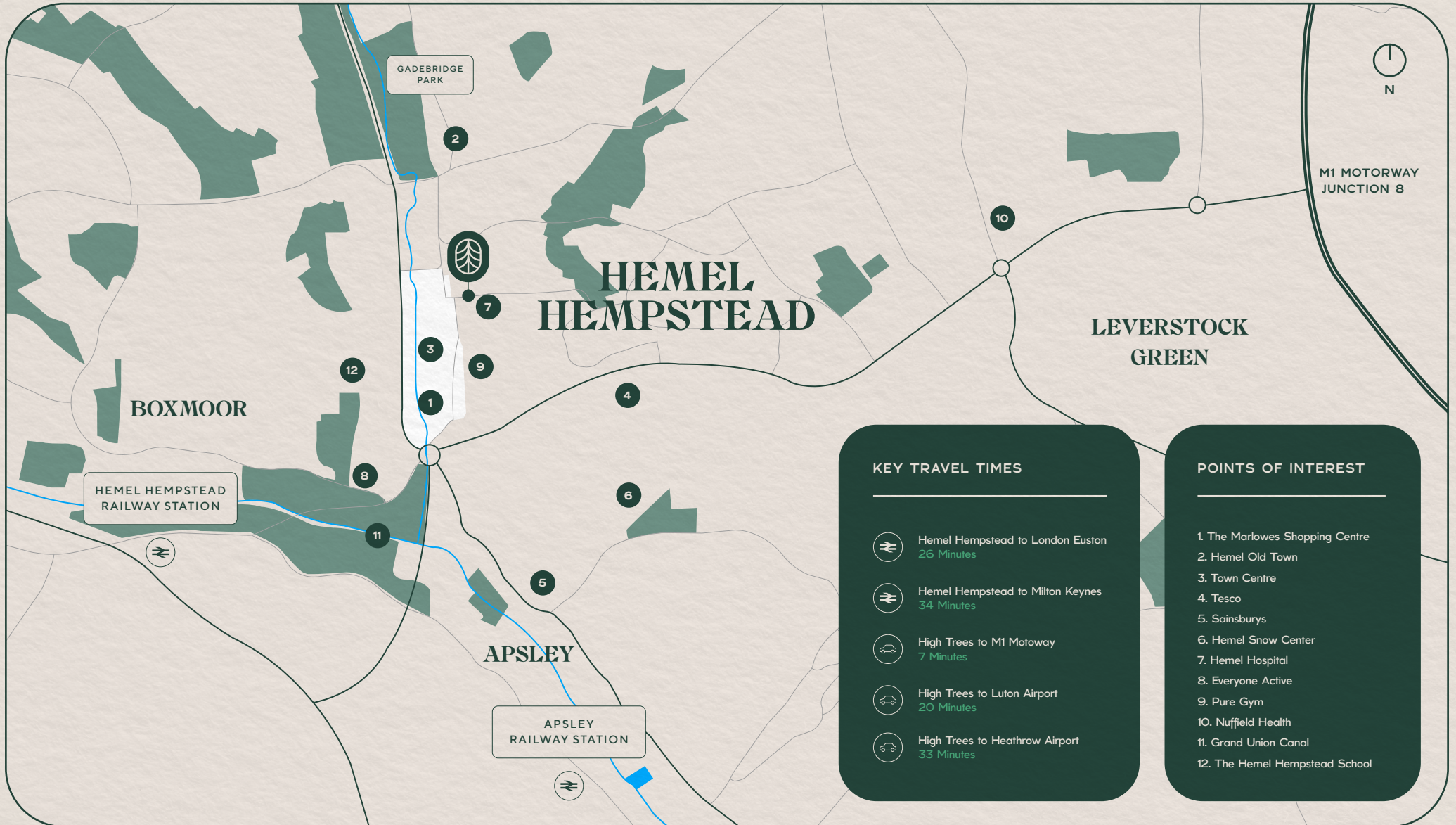


Hemel Hempstead Town Centre



Hemel Hempstead Old Town

# LOCATION



# THE PROPERTY



THE PROPERTY COMPRISES A PURPOSE-BUILT OFFICE BUILDING ARRANGED OVER GROUND AND FOUR UPPER FLOORS, POSITIONED ABOVE A SUPERMARKET AT GROUND LEVEL.

The supermarket unit (Iceland) has been sold off on a long leasehold interest of 150 years from 23rd November 2013 at a ground rent of £150 per annum and does not form part of the sale.\*

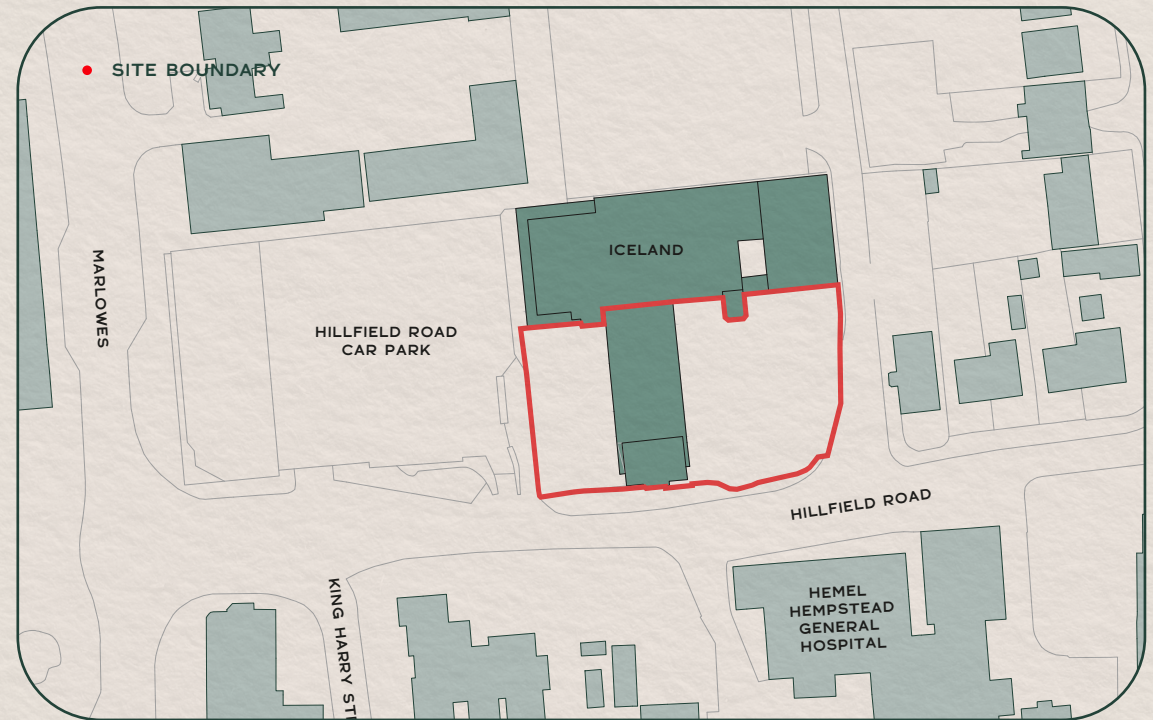
The site extends to approximately 0.84 acres and the existing building extends to 14,482 sq ft.

At ground floor, the building provides a surface and undercroft car park offering 36 parking spaces, reflecting an excellent ratio of approximately 1 space per 400 sq ft.

High Trees benefits from the following specification:

- + Air conditioning throughout
- + Two passenger lifts
- + Raised access floors
- + Suspended ceilings
- + Predominantly open plan floor plates

The property has been removed from the rating list and, as such, no business rates are currently payable.



# PLANNING



UPON IMPLEMENTATION OF THE PERMITTED CONSENTS, THE SCHEME WILL DELIVER A TOTAL OF 28 SELF-CONTAINED RESIDENTIAL UNITS, COMPRISING 16 TWO-BEDROOM AND 12 ONE-BEDROOM APARTMENTS. THERE IS POTENTIAL FOR AN INCOMING PURCHASER TO IN-FILL THE UNDERCROFT TO ACHIEVE FURTHER UNITS, SUBJECT TO PLANNING.

Prior approval was granted on 17th March 2026 for the change of use from Offices (Use Class E) to Residential (Use Class C3), to provide 16 self-contained apartments at first, second and third floor levels (Planning Ref. 26/00122/RPB).

Prior approval was also granted on 7th July 2025 for the construction of additional storeys under Class AA (Planning Ref. 24/O2031/UPAC). The approved planning would entail the vertical extension of the building to facilitate residential development, comprising the demolition of the existing fourth floor and erection of a new fourth and fifth floor to provide 12 residential units.

Further details are available via the Dacorum Borough Council website.

## ACCOMMODATION

The property has the following existing floor areas (excluding the supermarket).

HIGH TREES - NIA	SQUARE METRES	SQUARE FEET
Ground	14	153
1	232.6	2,504
2	396.3	4,266
3	388.6	4,183
4	313.6	3,376
<b>TOTAL</b>	<b>1,345</b>	<b>14,482</b>

## PROPOSED RESIDENTIAL ACCOMMODATION

	NIA (M2)	NIA (FT2)	GIA (M2)	GIA (FT2)
Ground	14	153	18	194
1	230	2,478	295	3,181
2	362	3,894	486	4,231
3	362	3,894	486	4,231
4	362	3,894	486	4,231
5	346	3,724	462	4,973
<b>TOTAL</b>	<b>1,676</b>	<b>18,037</b>	<b>2,233</b>	<b>21,041</b>

# PROPOSED RESIDENTIAL ACCOMMODATION



APARTMENT	FLOOR	TYPE	NSA M2	NSA SQFT
APT 1	1	2B3P	61	656
APT 2	1	1B2P	54	581
APT 3	1	2B3P	61	656
APT 4	1	1B2P	54	581
APT 5	2	2B3P	61	656
APT 6	2	1B2P	50	538
APT 7	2	2B4P	70	753
APT 8	2	2B3P	61	656
APT 9	2	1B2P	50	538
APT 10	2	2B4P	70	753
APT 11	3	2B3P	61	656
APT 12	3	1B2P	50	538
APT 13	3	2B4P	70	753
APT 14	3	2B3P	61	656
APT 15	3	1B2P	50	538
APT 16	3	2B4P	70	753
APT 17	4	2B4P	70	753
APT 18	4	2B3P	61	656
APT 19	4	1B2P	50	538
APT 20	4	2B4P	70	753
APT 21	4	2B3P	61	656
APT 22	4	1B2P	50	538
APT 23	5	1B2P	56	603
APT 24	5	1B2P	50	538
APT 25	5	1B2P	56	603
APT 26	5	2B3P	67	721
APT 27	5	2B3P	67	721
APT 28	5	1B2P	50	538
<b>TOTAL</b>			<b>1,662</b>	<b>17,880</b>



# FURTHER INFORMATION



## TENURE

Freehold - Title Number HD332260

## EPC

B (45) - copy available upon request

## VAT

The Property is elected for VAT.

## AERIAL VIEW

## DATAROOM

Full information is available within our Data Room.  
Access is available on request to the Joint Agents.

## AML

Satisfactory anti-money laundering and compliance information will be required of the purchaser.

## PROPOSAL

Seekings offers in excess of £3,000,000 (Three Million Pounds) representing a low capital value of £167psf on the NSA of the proposed final scheme.

## FOR FURTHER INFORMATION, PLEASE CONTACT:

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