

A large, three-story stone building with a prominent bay window and a chimney, situated on a grassy area next to a road. The building is surrounded by trees and a well-maintained lawn. A red car is parked on the road in the foreground.

Felden Lodge, Longcroft Lane,
Hemel Hempstead **HP3**

Freehold with vacant possession.



Red line for illustrative purpose only.

The opportunity.

Felden Lodge, Longcroft Lane, Hemel Hempstead, Hertfordshire HP3 OBL

- The opportunity consists of five buildings currently used for residential institutional accommodation, office and educational purposes
- Buildings in all: 28,996 sq ft GIA
- Site extends to approximately 18.55 acres (7.51 hectares)
- Potential for continued use and/or alternative use and development, subject to the necessary consents
- Sought after location, close to Hemel Hempstead rail station providing direct access to Central London
- Freehold with vacant possession
- OIEO: £4,500,000 (unconditionally)



River Bulbourne

A41

Box Moor Trust

Hemel Hempstead
Rail Station

Black Birds Moor
& Heath Park

KD Tower

The Snow Centre

Hemel Hempstead

Felden Village

Thurso Centre

Felden Lodge

The Shed

Playing Pitches

Sports Hall

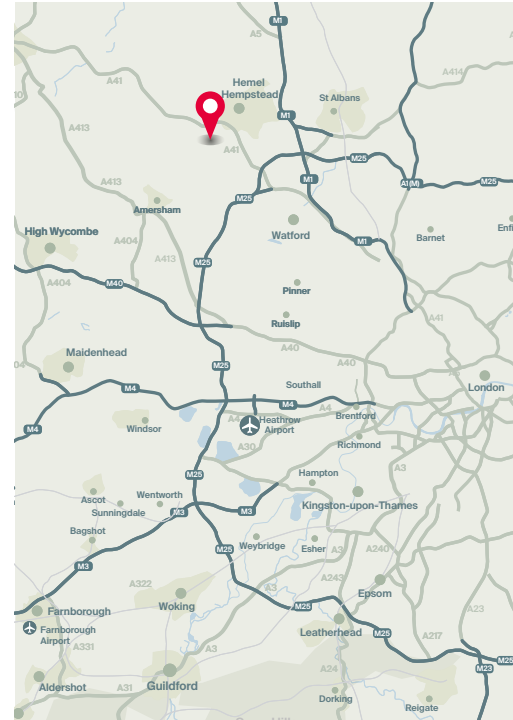
Location

Felden Lodge is just to south west of Hemel Hempstead, within the rural location that is Felden. The property is located just to the south of the A41 which provides good road connection to the M25 and the wider road network across the UK. The site is in close proximity to Hemel Hempstead rail station, providing direct access to Central London via Euston Station in around 30 minutes.

Hemel Hempstead is situated in the London commuter belt, attracting an affluent population to the surrounding area with its rolling rural location and abundance of amenities. There is a well-equipped, modern shopping centre in the heart of Hemel Hempstead which is occupied by a range of popular fashion stores as well as the likes of Marks & Spencer. There are

numerous state and private schools in the area, as well as leisure facilities including golf courses, the indoor Snow Centre; London's closest real snow facility.

Access to the property is gained off a road which connects to Longcroft Lane to the south, and Felden Lane to the north. The latter is owned by a third party over which the property currently has access rights. The site extends to over 18 acres and is screened to the north and east by a dense belt of trees. To the south, a belt of mature trees borders the site boundary with open fields beyond this. To the east lies a collection of buildings and undeveloped land. Existing residential development is located beyond this in the north, east, and western direction.



6 miles
M25
Junction 20



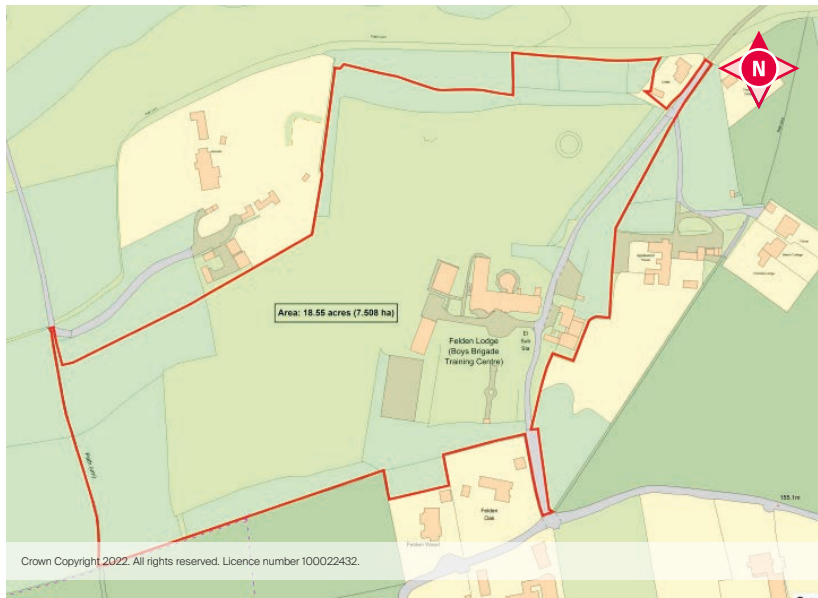
30 miles
Central London



25 miles
Heathrow Airport
to the south



30 minutes
London Euston from
Hempstead Rail Station



Description

The property has been used as a residential training Centre for The Boys' Brigade since it was opened in 1949, with accommodation in two of the buildings. The main house has 27 bedrooms (23 twin, 1 double, and 3 single rooms designed for elderly and/or disabled guests), a lounge, a dining room, 5 meeting rooms, office space, and a chapel.

The Thurso Centre is a separate, purpose-built accommodation block comprising of 8 bunk bedrooms with capacity for 26 beds and shared shower/ WC facilities, 1 accessible bedroom with en suite, a fully equipped kitchen dining/lounge room, and an activity hall.

Away from the accommodation space is a multifunctional sports hall that provides male and female changing facilities with showers and WCs on the ground floor and a games room on the first floor, a further outbuilding known as 'The Shed' accommodates a dance studio and office space. There are outdoor sports facilities including a hard tennis court and grass playing fields. The camping facilities within the grounds include a washing up area and a fire circle. The site is bordered by mature trees and encompassed within approximately 18.50 acres of stunning Hertfordshire countryside.





Felden exterior 1960s

History

Located south of the historic town of Hemel Hempstead and nestled within the south west Hertfordshire countryside, Felden Lodge has been an important site for The Boys' Brigade for seventy years.

Felden Lodge came to public attention in 1911 when it was listed for sale and later purchased by a local politician - Mr Cooper - who was a Borough member for nearby Berkhamsted. Between the two World Wars, Felden Lodge was listed for sale once more and was sold to Charles Albert Hall in 1933, the year when The Boys' Brigade was celebrating its Jubilee. During the Second World War, the property was used as a hostel for Dutch and Belgian refugees before returning to the open market after a brief period of ownership by Oxford University.

By the late 1940s, The Boys' Brigade was searching for a suitable location for a training centre in England, having purchased Carronvale House, Stirlingshire, as a training hub for Scotland and Ireland in 1947. Thanks to a generous donation from the South Africa Aid to Britain Fund, the Brigade was able to purchase Felden Lodge to serve the training needs of the organisation in England and, on 22 October 1949, was officially opened by the late Duke of Gloucester.

Since its opening Felden Lodge has been a centre of activity for The Boys' Brigade and has been the venue for a diverse range of training activities. The Boys' Brigade have developed the site over the years, and Felden Lodge has expanded to accommodate the changing needs of the organisation. A sports hall was opened on 30 March 1989, and the 1990s witnessed dramatic changes to the appearance of the centre. The redevelopment project, formed of three phases, saw a new accommodation block and renovations of the existing house.

Now in its 70th year, Felden Lodge has been used extensively for The Boys' Brigade training and events. In addition, it has been utilised by external groups who are attracted to the extensive range of facilities which are ideal for residential retreats, conferences, and training courses. As the organisation's needs have changed over time, the Trustees have undertaken a review of the property assets, and has resulted in the property being put to market.



Felden Lodge opening of Sports Hall

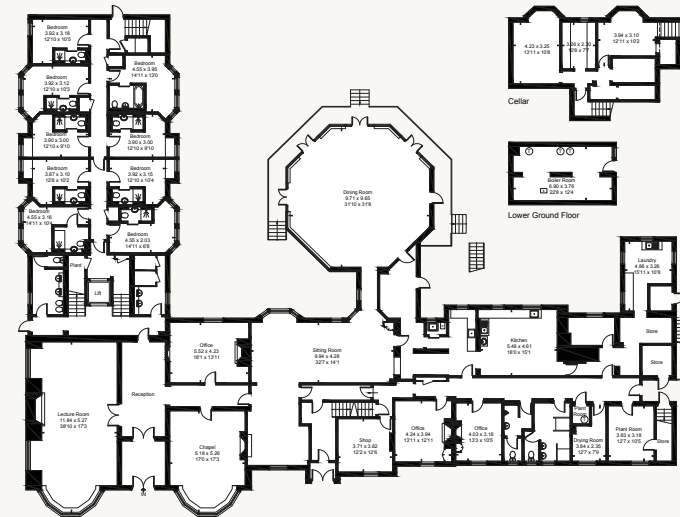


Life 2 the Max Fun Day 2014

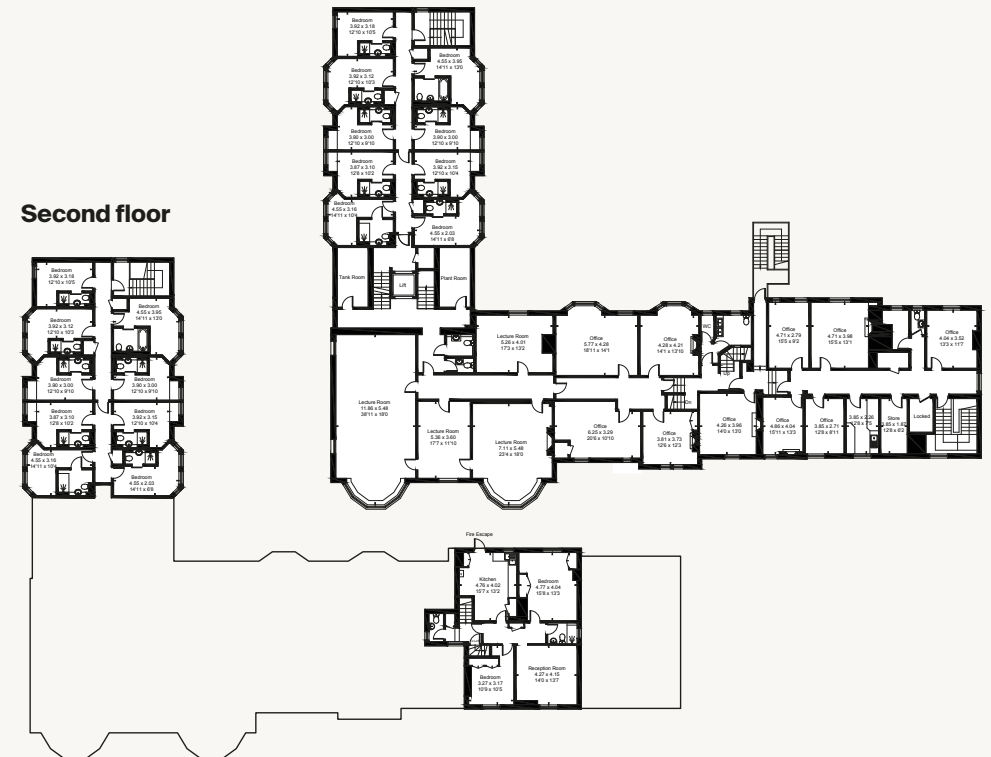
Floor plans and floor areas

Building	Floor	Area sq ft GIA (approx)	Area sq m GIA (approx)
Main House	Basement	647	60.1
	Lower Ground	278	25.8
	Ground	8,608	799.7
	First	7,450	692.1
	Second	2,677	248.7
		19,659	1,826.4
Sports Hall	Ground	3,104	288.4
Thurso Centre	Ground	3,246	301.6
Shed	Ground	68	6.3
Dance Complex	Ground	2,305	214.1
Garage	Ground	512	47.6
Summer House	Ground	102	9.5
		9,337	867.5
		28,996	2,693.9

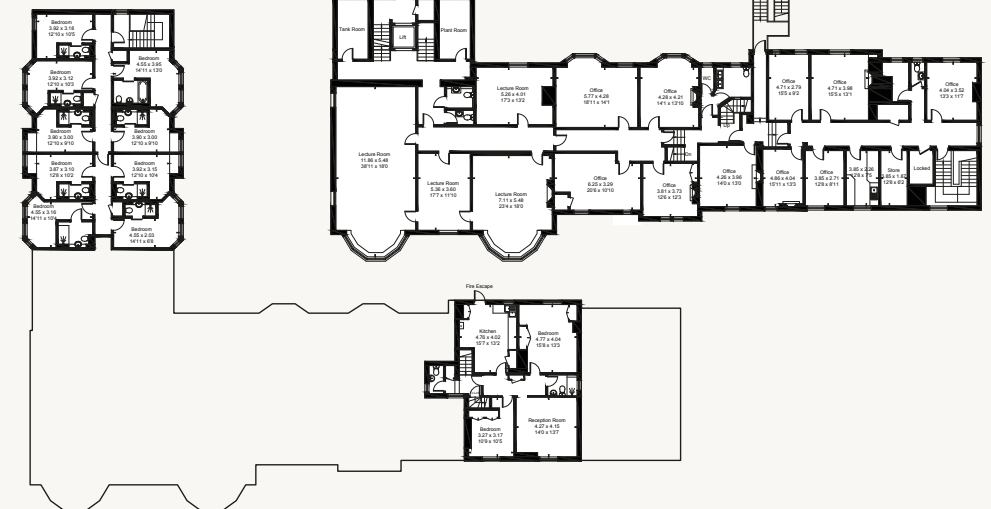
Ground floor



First floor



Second floor



Outbuildings





Gardens



Sports Hall



Main Kitchen



Thurso Centre



Accommodation



Main Building



Summer House



Dance Studio



Playing Pitches



Planning

Felden Lodge is situated within the London Metropolitan Green Belt, there are no listed buildings present on site and is outside any Conservation Area.

Full planning report is available on the dedicated data room.

Title and tenure

Vacant possession will be available on completion.

The property is held freehold under title number HD469772.

Services

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for their proposed use.

Statutory authority

Dacorum Borough Council.

Viewings

Strictly through prior appointment and subject to local/national restrictions in place at the time. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

The properties are currently elected for VAT. The vendor has committed to removing the status, for the properties to become VAT exempt between exchange and completion.

Method of sale

The property is for sale by private treaty via informal tender.

Debt advisory

The Knight Frank Debt Advisory team provides a value-add service to those considering obtaining real estate finance for developments or acquisitions. The team partners with borrowers throughout the financing process to make it simpler and faster, and to ensure that they finish with optimal terms. For further information, please contact Lisa Attenborough of the Knight Frank Debt advisory team:

lisa.attenborough@knightfrankfinance.com
+44 20 3909 6846

Business rates

Current rateable value (1 April 2017 to present) - £110,000

Council Tax

2nd Floor Flat Felden Lodge,
Hemel Hempstead HP3 0BL:

Local authority reference - 012929901028

Council Tax Band - B

Data room

Further information including title information, surveys, planning report and feasibility together with the pre-application response, EPCs and floor plans are available on our dedicated data room. Please email chelsea.coburn@knightfrank.com for access.



Contact us.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2022. Photographs and videos dated April 2022.

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