

LAND AT WARRENGATE FARM

PANSHANGER, HERTFORDSHIRE







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*Welwyn Garden City 2.1 miles; A1 (M) (Junction 6) 1.5 miles; Hertford 4 miles; London 30 miles
(All distances are approximate)*

AN OPPORTUNITY TO ACQUIRE A STRATEGICALLY LOCATED BLOCK OF PRODUCTIVE ARABLE LAND ADJOINING LAND ALLOCATED FOR DEVELOPMENT

An attractive block of arable farmland

Situated adjacent to land allocated for development at Welwyn Garden City

Offering an accessible and well-located strategic land opportunity

71.38 ACRES (28.89 HECTARES)

For sale by Private Treaty as a whole



Matthew Alexander
01223 559352 | 07918 561606
matthew.alexander@bidwells.co.uk



Edward Briggs
01494 211000 | 07768 367542
edward.briggs@briggsandstone.co.uk

Introduction

The sale of the land at Warrengate Farm presents an opportunity to acquire a strategically positioned block of productive agricultural land extending to approximately 71.38 acres (28.89 hectares). Situated at Panshanger on the eastern edge of Welwyn Garden City, the land is predominantly arable and occupies a highly accessible location adjoining land allocated for development within the Welwyn Hatfield Local Plan.

Description

The Land at Warrengate Farm extends to approximately 71.38 acres (28.89 hectares) and comprises two well-proportioned field parcels. Classified as Grade 3 agricultural land, the holding is predominantly in arable production, together with an area of permanent pasture situated to the west which benefits from separate access.

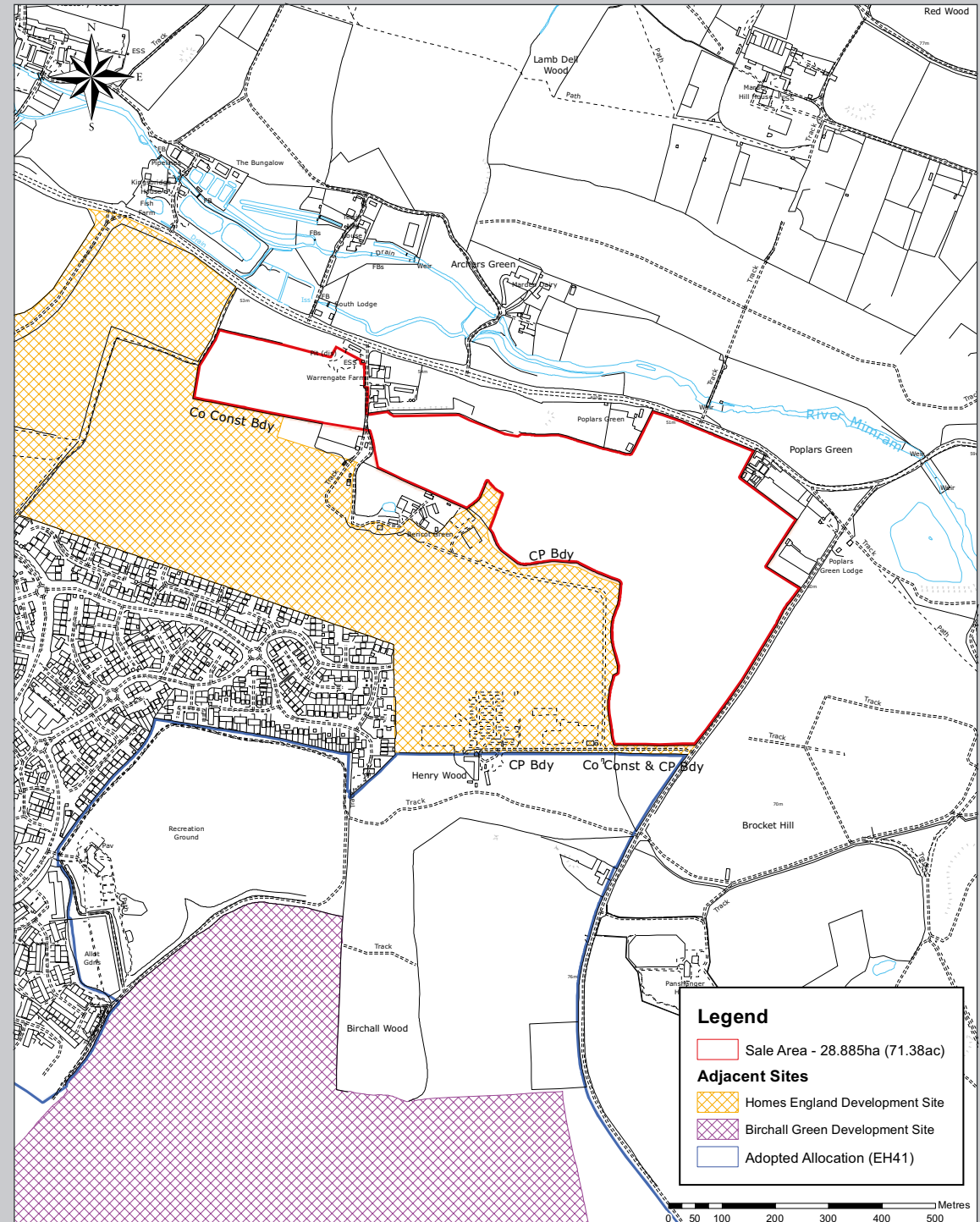
The soils comprise the Ludford Series, being deep, well drained fine loamy, coarse loamy and sandy soils, locally flinty and, in places, over gravel. These versatile and productive soils are well suited to the cultivation of cereals and a wide range of other arable crops, offering an attractive opportunity for farmers, investors and landowners alike.

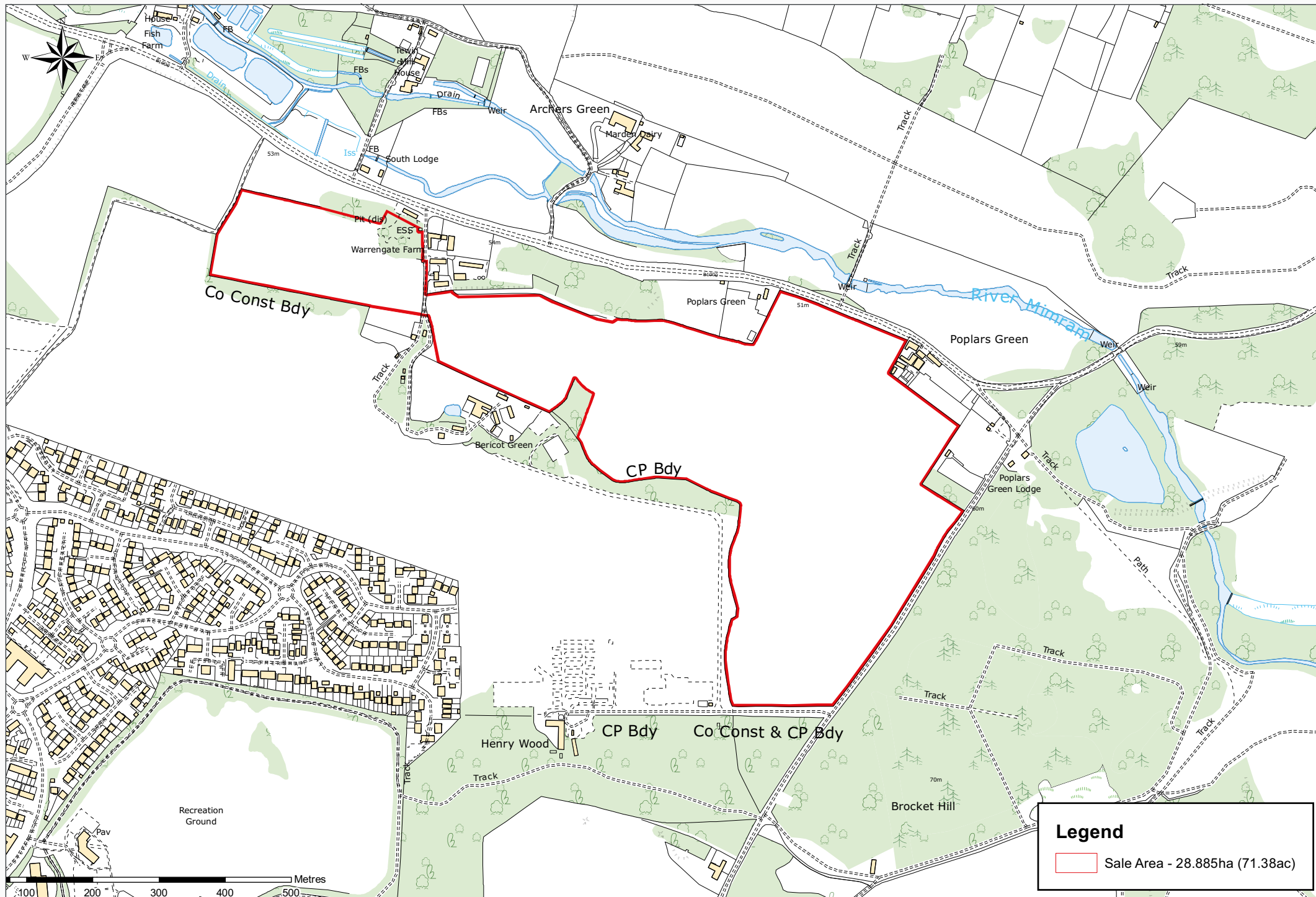
The property occupies a highly strategic position on the edge of a location that is experiencing significant planned growth and development. Land immediately to the south has benefited from outline planning permission for approximately 860 residential dwellings, with a number of Reserved Matters applications having been submitted and approved as part of the ongoing delivery of the scheme.

Furthermore, the land lies in close proximity to the proposed Birchall Garden Suburb development, a major strategic allocation which is the subject of a pending outline planning application for approximately 2,650 dwellings, together with schools, community facilities, commercial uses, open space, and associated infrastructure.

Given its location adjacent to, and in the context of, substantial residential-led expansion, the land may offer longer-term strategic and development potential, subject to the grant of all necessary planning consents. Prospective purchasers should make their own enquiries with the Local Planning Authority regarding current and future planning policy and development proposals affecting the area.

The combination of productive agricultural land, strong roadside accessibility and a location within a recognised growth corridor makes the land at Warrengate Farm a compelling investment and strategic landholding opportunity.







Situation & access

The land at Warrengate Farm occupies an established setting in Panshanger, on the eastern edge of Welwyn Garden City. To the north, it is bounded by Warrengate Farm, comprising a mix of commercial units, residential properties and areas of woodland extending towards the B1000. To the west and south, the land adjoins areas allocated for development by Welwyn Hatfield Borough Council. The property benefits from a strategically located position with convenient access to the amenities, employment areas, retail facilities and mainline railway station of Welwyn Garden City, as well as the county town of Hertford.

Access to the property is provided directly from the B1000 (Hertford Road), together with Panshanger Lane and Moneyhole Lane. The land is well connected to the wider road network, with the A414, A1(M) and M25 all readily accessible.









General Remarks & Stipulations

Environmental Schemes

The land is entered into a Countryside Stewardship Mid Tier Agreement which runs until 31 December 2027 and generates an annual income of approximately £7,247.14. The agreement is transferable to a purchaser in the event of a sale, subject to the relevant scheme requirements.

The land is also subject to a Sustainable Farming Incentive (SFI) Agreement expiring on 30 June 2027, which currently generates an income of approximately £2,668.43 per annum through the delivery of standard actions, including SAM1, IPM1 and NUM1. This agreement is not transferable and would normally terminate upon a change of ownership. However, there may be opportunities for a purchaser to secure similar environmental income streams through participation in successor schemes or the implementation of alternative management arrangements.

Tenure & Possession

The land is currently farmed under a Farm Management Agreement, which is due to expire on 30 September 2026. The current operator has indicated a willingness to continue managing the land beyond this date, should a purchaser wish to retain the existing arrangements

Vacant possession will be available on completion.

Method of Sale

The property is for sale as a whole by private treaty.

Planning

The land falls within the administrative area of East Hertfordshire District Council. The Council is currently preparing a new Local Plan, with consultation stages anticipated during 2026 and 2027 and adoption expected in the period 2027 to 2028.

Land immediately to the south lies within the jurisdiction of Welwyn Hatfield Borough Council and is allocated for development under the adopted Local Plan. These allocations are now progressing through the planning and development process.

Designations

The land lies within the Green Belt.

The purchaser(s) will be deemed to have satisfied themselves of any planning matters affecting the property

Overage

The property will be sold subject to an overage provision reserving the vendor 30% of any increase in value accruing over 25 years due to any development over and above the existing use value of the land, triggered by either implementation or a sale with the benefit of planning permission. For the avoidance of doubt this will exclude any agricultural uses.

Further information is available on request from the selling agents.

Wayleaves, Easements & Rights of Way

The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

A public footpath runs from the B1000, Hertford Road, south towards Panshanger Road. Section 31(6) deposits have been made in respect of both fields (completed in 2017) and are therefore valid for a period of 20 years.

The Purchaser(s) will be deemed to have full knowledge and will have satisfied themselves as to the provisions of any such matters affecting the property

Registered Title

The land is registered under Title Number HD469557.

Value Added Tax

Should any sale of the land, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

Services

The purchaser(s) will be deemed to have satisfied themselves of any service available.

Postcode

A nearby postcode is AL6 0JD

what3words

The location of the entrance to the property is ///cards.unrealistic.taker (Money Hole Lane) ///drift.prone.hills (B1000) and ///label.shiny.topped (Panshanger Lane).

360 View

Please scan the QR Code:



Aerial Video

Please scan the QR Code:



Viewings

Viewing and access to the property is strictly by appointment with the selling agents.

Please call 01223 559352 (Bidwells) or 01494 211000 (Briggs & Stone).

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authorities

East Hertfordshire District Council
T: 01279 655261 | W: www.eastherts.gov.uk

Timber, Sporting & Mineral Rights

These are included in the sale in so far as they are owned.

Boundaries

The vendors and the vendors' agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these.

The purchaser(s) will be deemed to have satisfied themselves as to the ownership of any boundaries.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only.

The purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

Given the potential hazards of agricultural land we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in June 2026. Only those fixtures and fittings described in the sale details are included in the sale.

Data Room

Additional information relating to the property is available in a data room. For access and further information please contact the Selling Agents.

Particulars Date

These sale particulars were prepared in September 2026.

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