

Bourne End Lane

6 Exclusive New Build Homes
Bourne End, Hertfordshire
HP1 2RN

Prepared by GENHAVEN



GENHAVEN PROPERTY
TRADING

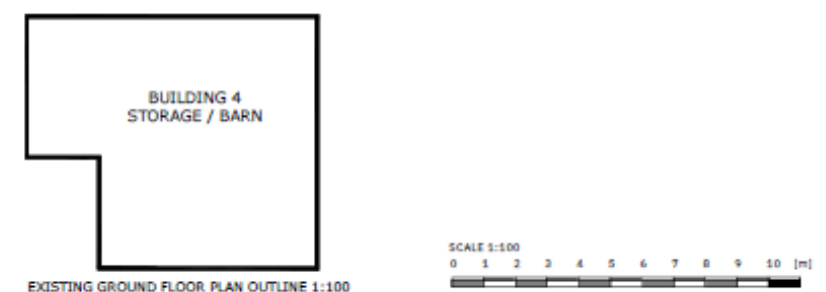
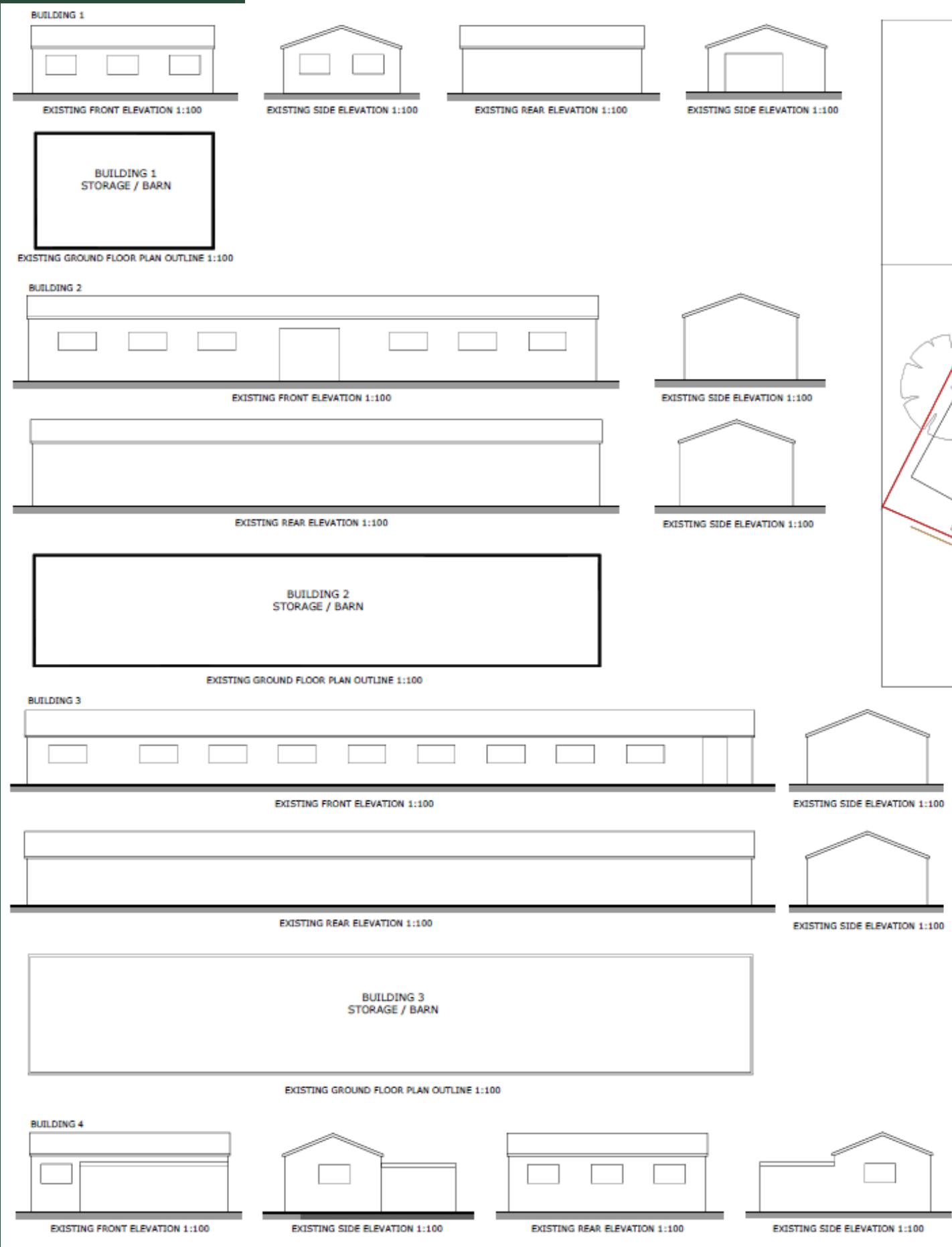


A Rare Opportunity to Own a Brand-New Home in Hertfordshire

An exclusive collection of **six beautifully designed 4-bedroom homes** is coming to Bourne End Lane, Bourne End — a sought-after residential address in the heart of Hertfordshire. Developed by GENHAVEN Property, this intimate development has been carefully conceived to offer modern family living within a tranquil, green setting.

Each home has been designed with attention to detail, quality materials, and the needs of today's discerning buyer. From the traditional brick and render elevations to the spacious open-plan interiors, every aspect of Bourne End Lane reflects GENHAVEN's commitment to delivering homes that stand the test of time.

EXISTING SITE PLAN



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All dimensions and levels are subject to a thorough and accurate on-site check by the contractor prior to the commencement of any construction work.
All sizes of structural components are to be verified by a structural engineer.
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Mechanical installation or modification to be in accordance with the latest edition of the OSG, guide as produced by the mechanical college of building services engineers and to current BS specification.
All works are to comply with the latest revision of the British Standards.
The client or appointed agent should advise of any known buried services and drainage location or restrictive covenants.
Build-over agreements and party wall concerns are the responsibility of the client & applicable.
This drawing should be read in conjunction with all other documents relating to the works.
Do not scale from the drawing for construction or design purposes, except for the purposes of planning.

REVISION NOTES		
REV	DESCRIPTION	DATE

STAGE

☐ PRE APPLICATION
☐ LAWFUL DEVELOPMENT
☒ PLANNING APPLICATION
☐ CONDITIONS
☐ BUILDING CONTROL
☐ AS-BUILT

PROJECT

6 NEW BUILD DWELLINGS FOLLOWING DEMOLITION OF EXISTING OUTBUILDINGS

DRAWING NUMBER	OAKPL-115G
DATE	02/03/2026
SCALE	STATED@A1
SHEET NUMBER	1 of 1
DRAWN BY	HD
REVISION	

ADDRESS

34 BOURNE END LANE,
BOURNE END,
HP1 2RN

DRAWING TITLE

EXISTING BUILDINGS TO BE DEMOLISHED
EXISTING FLOOR PLANS
EXISTING ELEVATIONS
EXISTING SITE PLAN



OAKWOOD PLANNING & DESIGN LTD

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Perfectly Positioned — Countryside Calm with Excellent Connectivity

Bourne End is a picturesque village in the Dacorum district of Hertfordshire, offering residents the best of both worlds: the peace and beauty of the English countryside alongside excellent transport links to London and the wider South East.

Feature	Detail
Nearest Town	Hemel Hempstead (~2 miles)
London Commute	~25-35 mins via Hemel Hempstead station (London Northwestern Railway / West Midlands Train)
Road Links	A41 and M1 within easy reach
Schools	Range of Ofsted-rated Good/Outstanding schools nearby
Amenities	Local shops, pubs, parks and leisure facilities

The site at 34 Bourne End Lane sits within an established residential neighbourhood, with mature trees and native hedgerows retained to preserve the character and natural beauty of the setting.



Six Thoughtfully Designed Homes on a Private, Landscaped Setting

The Bourne End Lane development replaces four former agricultural storage buildings with **six new-build semi-detached dwellings**, creating a modern, cohesive residential community.

The site has been designed with residents' comfort and convenience in mind, featuring a private shared driveway, dedicated parking, cycle storage, and generous green landscaping.

Feature	Detail
Total Homes	6 (3 pairs of semi-detached)
Home Type	4-Bedroom Semi-Detached
Parking	2 spaces per plot (P-marked bays)
Cycle Storage	4-space stores (x2 locations)
Access	Private shared drive off Bourne End Lane
Landscaping	Native hedgerows, retained mature trees



PROPOSED SITE PLAN SCALE 1:200

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34 BOURNE END LANE,
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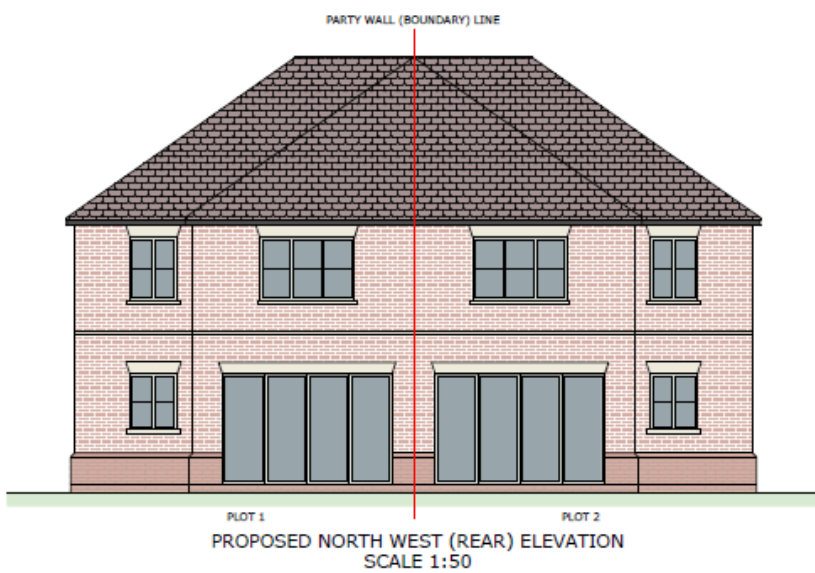
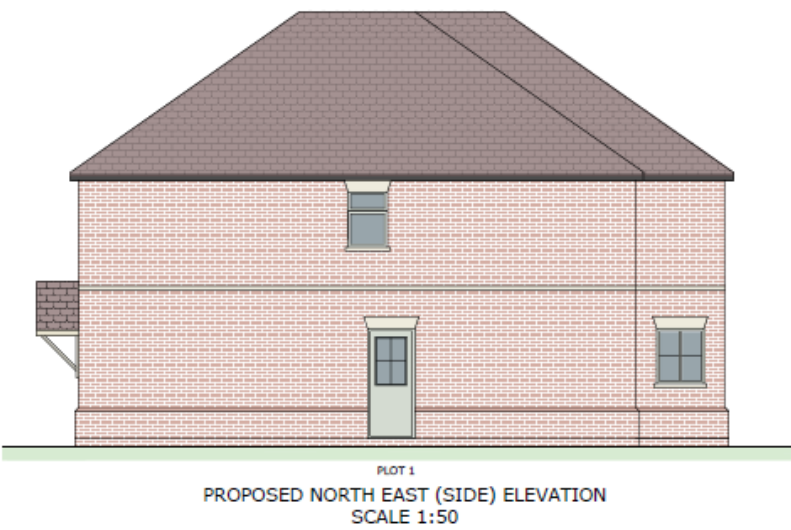
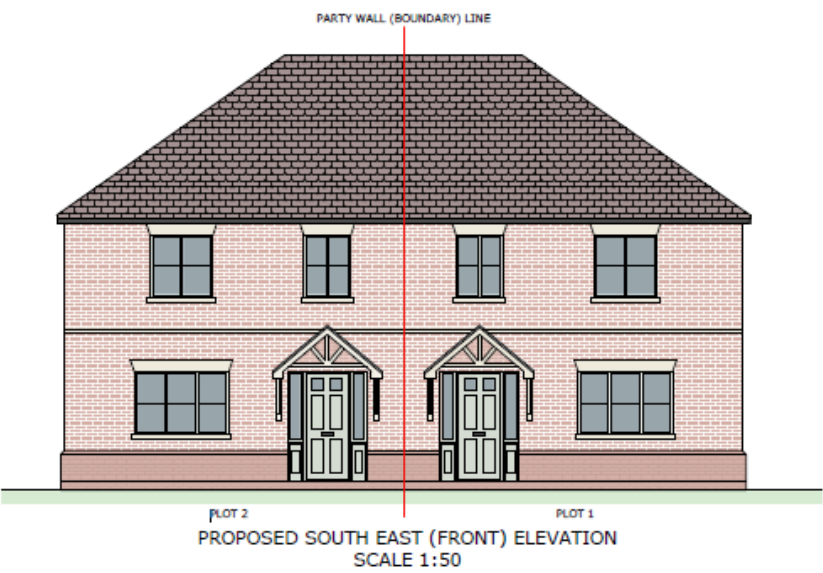
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SITE PLAN

Plots 1 & 2 — Warm Brick Elevations with Classic Character



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Contractors must be members of the Institution of Structural Engineers (I.S.E.) or the Institution of Civil Engineers (I.C.E.) and the National Association of Building Engineers (N.A.B.E.).
The drawing should be read in conjunction with the following documents:
- Current BS specification.
- Any other documents referred to in the drawing.
The client or approved agent should advise of any third services and drainage location or restriction and build-over agreements and party wall concerns if applicable.
The drawing should be read in conjunction with all documents relating to the work.
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PROJECT
34 BOURNE END LANE,
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DRAWING NUMBER	OAKPL-115C
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DRAWING TITLE
PROPOSED ELEVATIONS
PLOTS 1 & 2

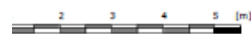
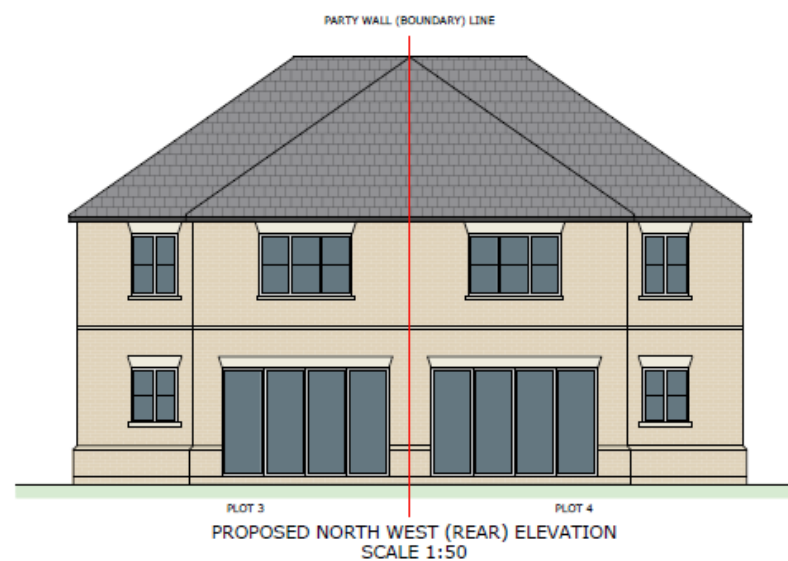
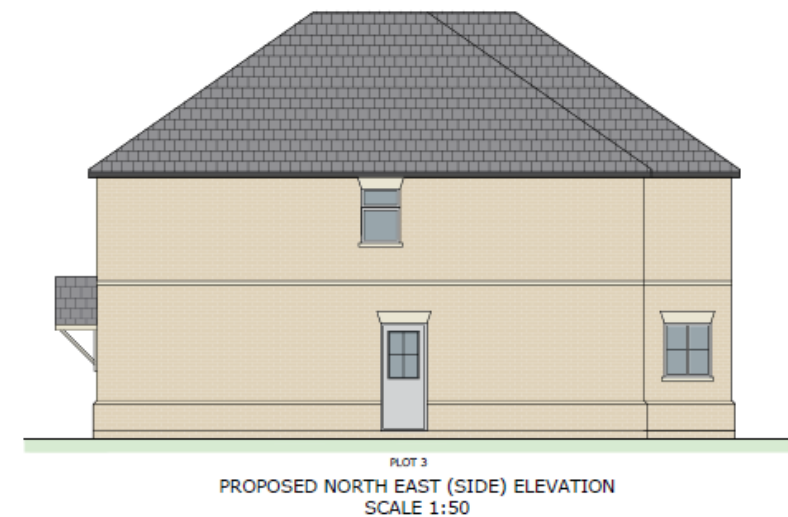
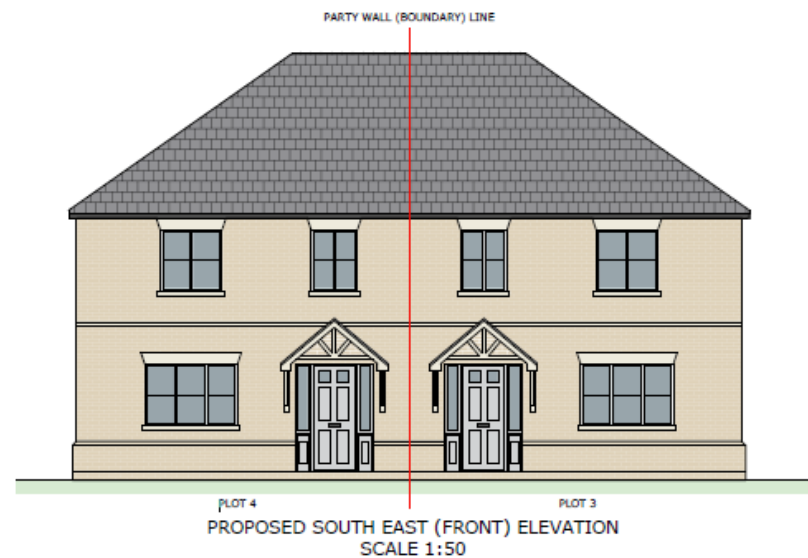


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Plots 1 and 2 form the first pair of semi-detached homes at the entrance of the development. Their **warm red brick façade**, complemented by charcoal roof tiles and elegant entrance porches with decorative gable detailing, creates a welcoming and timeless street presence.

The front elevation features generous sash-style windows that flood the interior with natural light, while the rear of the property opens up with expansive glazing — ideal for enjoying the private garden beyond.

Plots 3 & 4 — Elegant Render Finish for a Contemporary Aesthetic

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PROPOSED ELEVATIONS
PLOTS 3 & 4



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Plots 3 and 4 offer a contrasting yet equally refined aesthetic, featuring a smooth render finish in a warm cream/stone tone paired with dark charcoal roof tiles. The result is a clean, contemporary look that sits harmoniously within the wider development.

The front elevation mirrors the classic proportions of the brick plots, with a central entrance porch and decorative gable, while the rear elevation provides a generous expanse of glazing to maximise garden views and natural light.



ARCHITECTURAL DESIGN

Images are just for illustration, and final building design and orientation may change.



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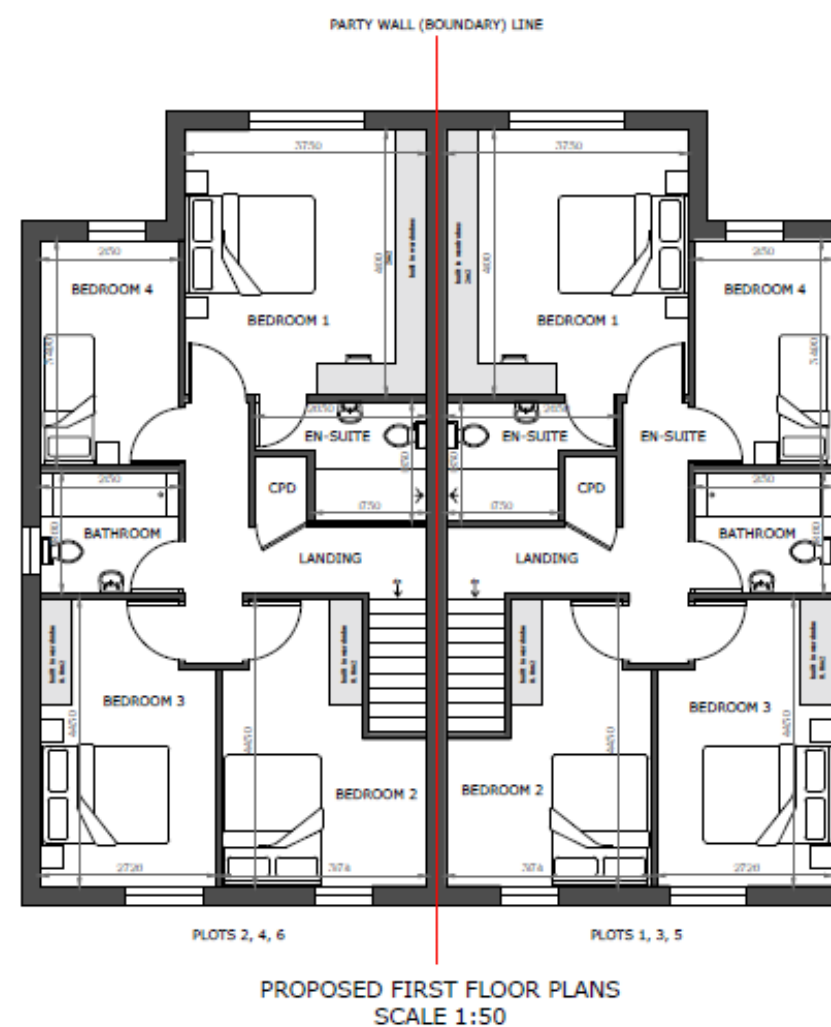
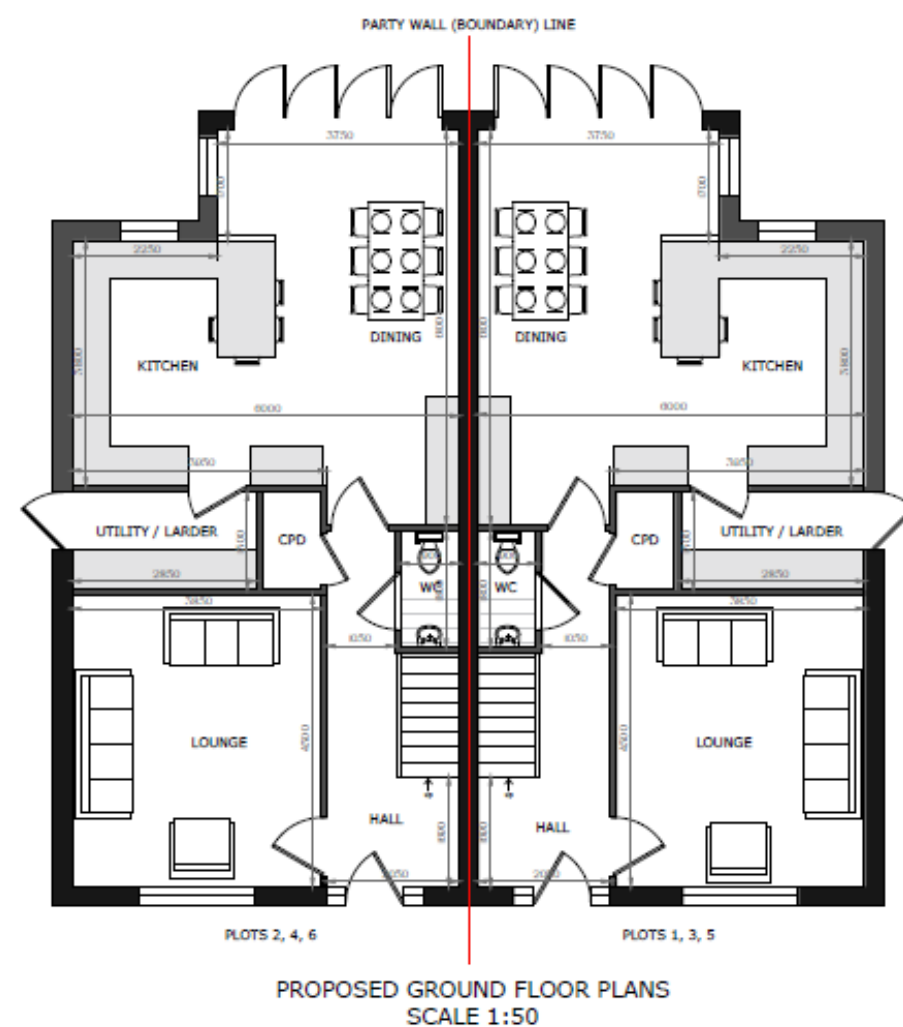
Generous, Flexible Ground Floor Living Designed for Modern Families

The ground floor of every home at Bourne End Lane has been carefully planned to offer a natural flow between spaces, making it ideal for family life and entertaining alike.

The layout features a welcoming entrance hall, a bright and spacious lounge, and a well-proportioned kitchen-dining area that opens to the rear garden.

Room	Description
Hall	Welcoming entrance with staircase access
Lounge	Generous reception room, front-facing
Kitchen	Modern fitted kitchen with ample storage
Dining	Open-plan dining adjacent to kitchen
Utility / Larder	Practical utility space off kitchen
WC	Ground floor cloakroom/WC
CPD	Useful storage cupboard

HOUSE LAYOUT



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All dimensions and levels are subject to a thorough and accurate site check. The Engineer is not responsible for the completeness of any construction and/or any other structural components not to be worked by its design.

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The Engineer is not to carry out the work in violation of the British Standards, BS 5830 or any applicable agent should advise the contractor of any applicable codes of practice or restrictive covenants.

The contractor and party solely concerned are responsible to the client.

This drawing should be read in conjunction with all other drawings relating to the drawing for construction or design.

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PROPOSED FLOOR PLANS PLOTS 1-6



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Four Bedrooms, an En-Suite, and Thoughtful Storage — Room to Grow

The first floor delivers four well-proportioned bedrooms, providing ample space for growing families, home working, or accommodating guests. The master bedroom benefits from a private en-suite shower room, while a family bathroom serves the remaining three bedrooms.

Room	Description
Bedroom 1	Master bedroom with en-suite shower room
Bedroom 2	Double bedroom, rear-facing
Bedroom 3	Double bedroom, rear-facing
Bedroom 4	Single/study bedroom, front-facing
Bathroom	Full family bathroom
CPD	Airing cupboard / storage



Designed with Nature in Mind — Sustainable Landscaping at the Heart of the Development

GENHAVEN and the design team have placed environmental responsibility at the core of the Bourne End Lane development. The site layout has been carefully planned to retain existing mature trees and replace removed vegetation with native hedgerow species, supporting local biodiversity and enhancing the natural character of the setting.

Key sustainability and green living features include:

- Retention of all significant existing trees on site
- Indicative native hedgerow planting along all boundaries
- Dedicated cycle storage encouraging sustainable travel
- A shared private drive reducing unnecessary hard surfacing
- A dedicated bin collection point designed for ease and efficiency

Built on Trust, Delivered with Integrity — The GENHAVEN Difference

GENHAVEN is a property development and consultancy company with an international footprint spanning Africa and Europe. Their customer-centric approach, grounded in the SLIM methodology (Sort, Leverage, Implement, Measure), ensures that every project is delivered on time, on budget, and to the highest standard.

Our Commitment

What It Means for You

Integrity

Rigorous due diligence at every stage of development

Trust

Transparent communication throughout your purchase journey

Quality

Prince 2 project management — right first time, every time

After-Sales Care

Ongoing support even after you have moved in

"Would recommend GENHAVEN anytime. The team still offers after-sales service even after a year of purchase."

— Mrs Victoria Awoniyi

Trusted by Homeowners Across Two Continents

GENHAVEN's reputation is built on the experiences of satisfied customers who have benefited from their end-to-end property expertise.

"I partnered with GENHAVEN to deliver a customer brief of 5-bedroom terraces and we delivered on time and in full. Their project management capabilities are first in class."

— **AYOTUNDE OKE**

"Looking for a real estate development company that is tested and trusted? Look no further. GENHAVEN is your only sure bet!"

— **MRS KENNY ALAWODE**





Your Dream Home Awaits — Take the Next Step Today

Bourne End Lane represents a rare opportunity to secure a brand-new, high-quality family home in one of Hertfordshire's most desirable villages. With only **six homes available**, early registration is strongly recommended to avoid disappointment.

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