



Loudwater Farm

Rickmansworth, Hertfordshire

Carter Jonas

Loudwater Farm
Loudwater Lane
Hertfordshire
WD3 4HG

A well located and rare opportunity for a mixed use property.

Loudwater Farm is an excellent opportunity to lease a unique historic venue, which is comprised of a versatile range of buildings and adjoining land.

The property lends itself to a wide range of applications, including but not limited to Class E, F1 (Learning and non-residential institutions) and F2 (Local Community) use classes subject to planning consent.

In all extending to 9.5 acres (3.8 ha) of which 6.99 acres is permanent pasture.

To let by Informal Tender as a whole.

Carter Jonas



Location
Loudwater Farm lies on the southwest border of Hertfordshire, just north of the A404, providing direct access westbound to the M25.

Its excellent connectivity, the setting offers a sense of tranquillity and seclusion, with the River Chess flowing along the southern boundary of the property. This unique property offers opportunity for business and leisure subject to planning.

Amenities
Loudwater Farm benefits from a rural yet accessible setting, 1.5 miles from Rickmansworth, which offers a range of amenities including shops, supermarkets, restaurants and cafes. Chorleywood offers similar amenities 3 miles away.

The location provides excellent transport links to the M25 and Metropolitan Line into central London. The area provides reputable schools, golf courses and other leisure facilities

Farmhouse

The main farmhouse at Loudwater Farm is constructed of red brick and offers versatile accommodation. The ground floor is comprised of a dining room, garden room, kitchen, sitting room and kitchenette, complemented by a range of adjoining spaces including two hall areas, office space, lean-to, storage shed and toilet facilities.

The first floor provides eight individual rooms, currently arranged as a combination of bedrooms and private consultation and office space, together with multiple shower rooms and toilet facilities, offering flexibility for a variety of uses.

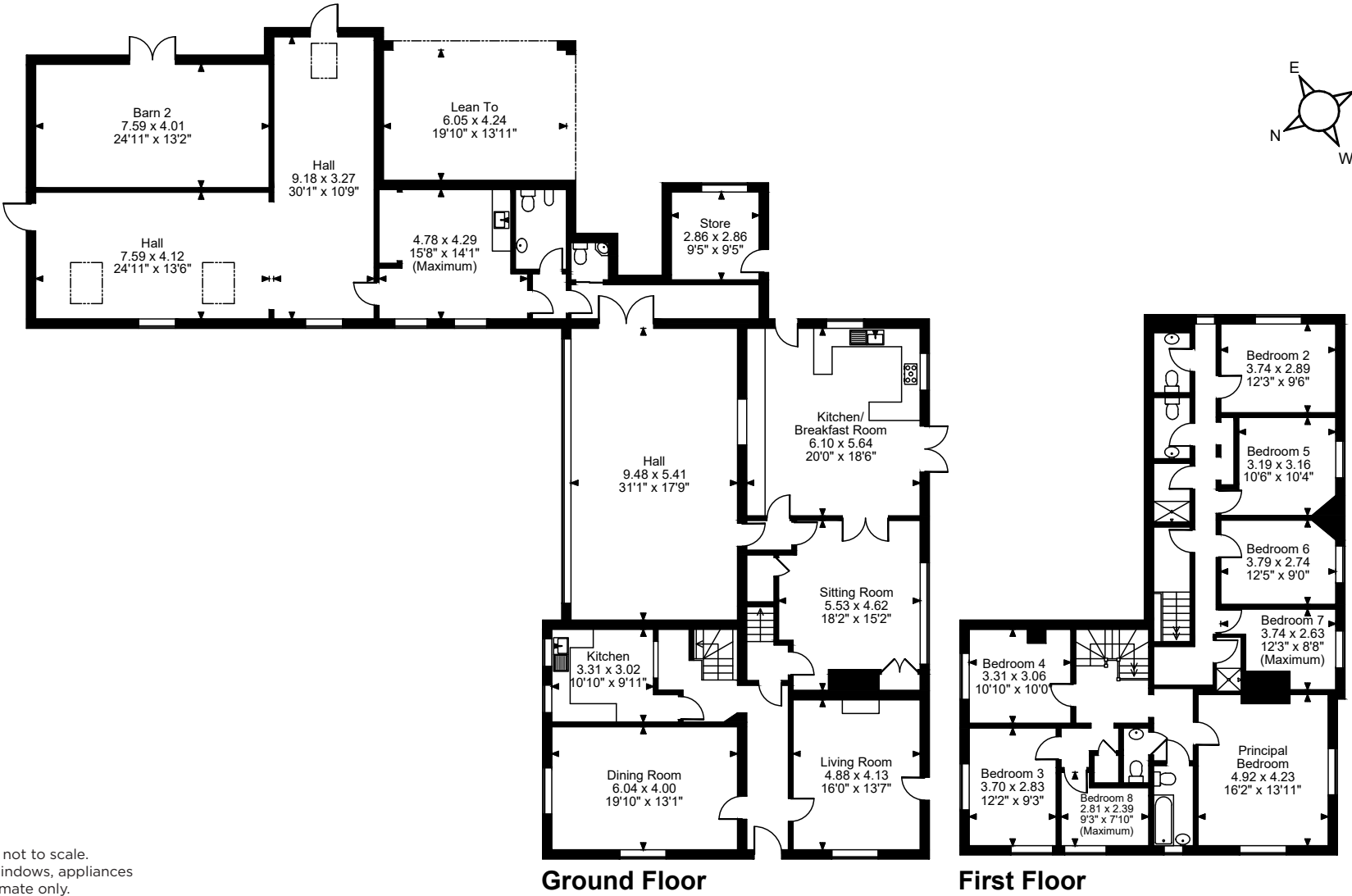
The main building occupies a central position within the site, complemented by a range of outbuildings. The property also benefits from beautiful surrounding garden space, with the river forming a natural boundary at the southern edge of the site.



Floor plan

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Total::
5082 Sq Ft / 472 Sq M



Buildings

The property benefits from a total of seven individual outbuildings. They are a mix of traditional and characterful structures including a wooden-cladded pavilion, a red brick outbuilding and a Grade II listed building.

The versatile buildings offer a range of potential uses such as, storage, workshop space, hobby or leisure activities, ancillary accommodation (subject to consents), or business use. Overall providing flexibility and opportunities to meet a variety of lifestyle and commercial needs.



Buildings

Label	Type of building	Dimensions (m)	Description
A	Wooden-clad barn	141 sqm	The Barn is an attractive, grade II listed, wooden-clad building with a pitched clay tile roof, and a cobblestone extension.
B	Red brick outbuilding	90.21 sqm	The Cow Shed is constructed of red brick with a pitched asbestos roof and guttering.
C	Red brick and wood-built outbuilding	26.79 sqm	The Stables are comprised of a combination of brick and wooden-cladding and features a multi-gabled design. The upper roof of clay tiles sits above the corrugated section below.
D	Wooden garage	17 sqm	The Garage outbuilding backs onto the Pavilion, and is a wooden shed on a stone base, ideal for storage of gardening equipment.
E	Wooden built pavilion	25.85 sqm	The Pavilion provides a versatile space, with a decked front porch. The flat roof overhang offers partial shelter to a potential seating area.
F	Red brick outbuilding	23 sqm	The Chalet is red brick building with a clay tile roof, with a mezzanine level to maximise internal space.
G	Wooden built outbuilding	37.15 sqm	The Forge is a wood-cladding building with a corrugated roof and plastic guttering, and benefits from a commercial EPC rating.





The Barn



The Chalet



The Pavillion

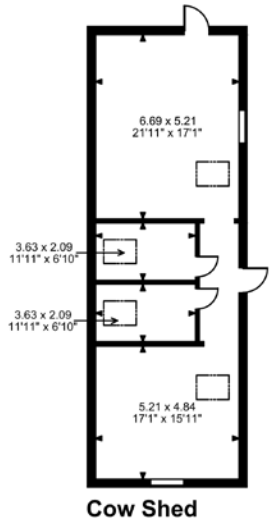


The Stables

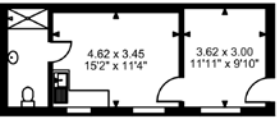
Outbuildings Floor plan

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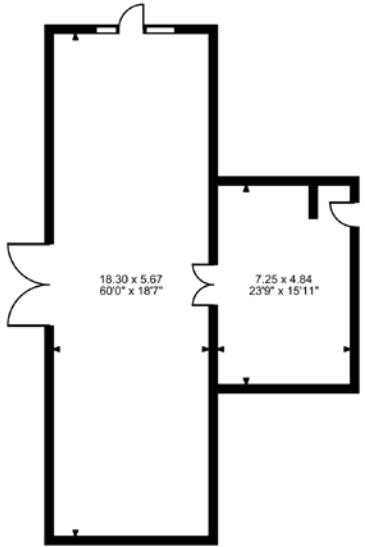
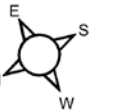
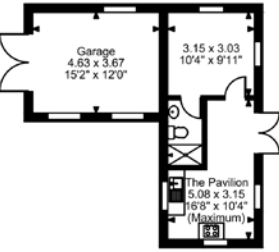
- Garage:** 183 Sq Ft / 17 Sq M
- The Forge & Pavillion:** 682 Sq Ft / 63 Sq M
- Barn 1:** 1,518 Sq Ft / 141 Sq M
- Stable & Cow Shed:** 1,263 Sq Ft / 117 Sq M
- The Chalet:** 239 Sq Ft / 23 Sq M
- Total:** 3885 Sq Ft / 361 Sq M



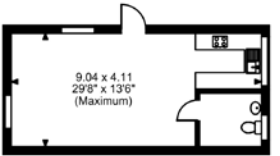
Cow Shed



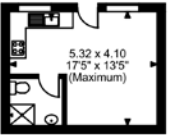
Stables



Barn 1



The Forge



The Chalet

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Land

The 6.99 acres field located to the north-east of the courtyard car park offers further potential, with current boundaries partially stock-roof. The land is classified as Grade 3 and further designated as having predominantly loamy and clayey soils.

The courtyard car park provides parking facilities, catering to visitors to and residents of the main building and supporting larger group activities



Method of Letting

This property is offered To Let via informal tender.

Tenders are sought by 12 noon on Friday 21st August 2026.

Tenure & Possession

The property will be available to be let from Thursday 1st October 2026.

The Landlord’s preference is for an initial term of not less than 7 years.

Listing Status

The Barn is Grade II listed.

Designations

The property is within the Outer Loudwater Conservation Area.

Wayleaves, Easements & Rights of Way

The property is leased subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the agents nor the vendor takes responsibility.

VAT

Any rents offered or discussed are exclusive of VAT. It is not envisaged but in the event that a lease of the property or any lot or part of the property become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the tenant) in addition to the rent.

EPC Rating

The Farmhouse: C
The Forge: C

Local Authority

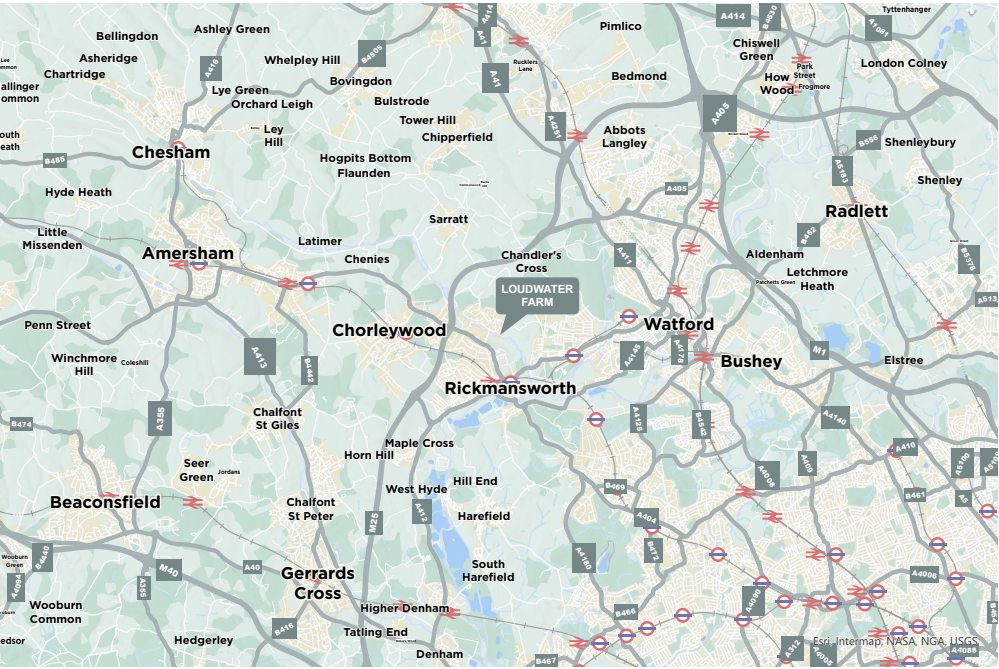
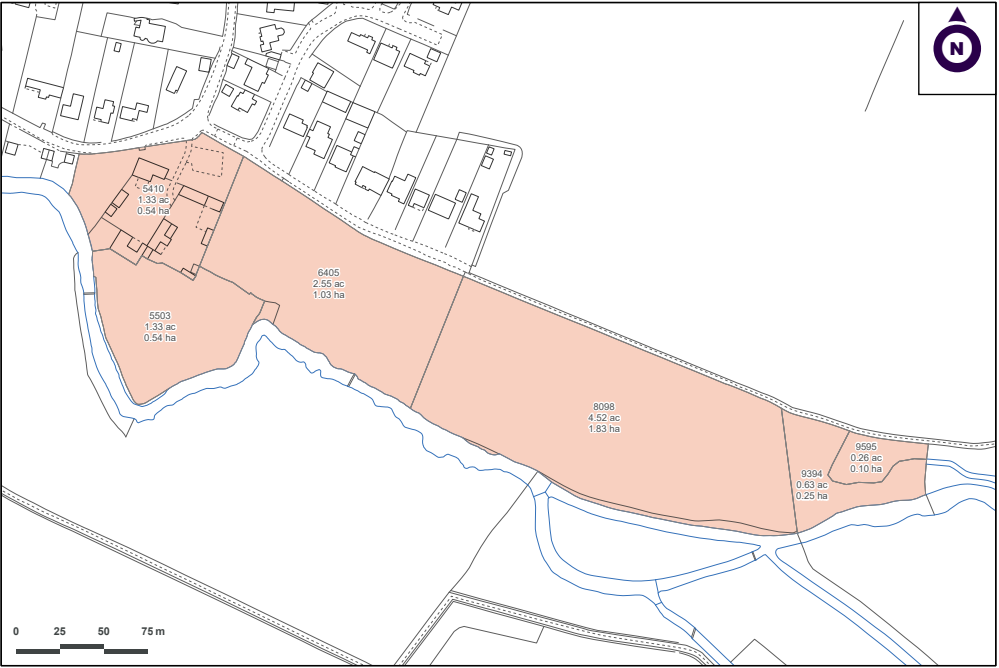
Three Rivers District Council
Home | Three Rivers District Council

Viewings

Viewing dates will be held on the 21st and 28th July 2026 between 10-1pm. To register for a viewing please email richard.fairey@carterjonas.co.uk. Viewings are not permitted at any other time.



Entrance point off Loudwater Lane:
///baked.barn.sides





Oxford

07890 662 098 | richard.fairey@carterjonas.co.uk

07977 914 091 | nick.curnock@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Summertown, Oxford, OX2 7DE

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk

One Chapel Place, London, W1G 0BG

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