



# High Leigh Garden Village

The vision for High Leigh Garden Village is a new, mixed use, family orientated development in a setting that combines the best of town and country living. The site is located to the west of Hoddesdon, in Hertfordshire.

**The development proposal for High Leigh Garden Village will be a new residential-led, mixed use community comprising:**

- A residential development of **485 new homes**
- Neighbourhood centre
- Hotel, **including gym and restaurant**
- Commercial office space up to **465 square metres**
- A residential care home
- Two form entry primary school (including nursery provision)
- Public open space and landscaping
- Allotments
- Extension to Barclay Park including new sports provision.

## QUICK FACTS

| Promoter        | Lands Improvement Holdings (LIH)   |
|-----------------|--|
| Scale           | £250million – £400million gross development value                                  |
| Sector          | Housing and small commercial centre  |
| Location        | Borough of Broxbourne  |
| Investment type | Mixed use residential development  |
| Programme       | 2020 – 2027  |
| Planning status | Development in progress on both sides of the Dinant Link Road                      |
| Website         | <a href="http://www.highleighgardenvillage.com">www.highleighgardenvillage.com</a> |

**2021  
JUNCTION  
IMPROVEMENTS**

**ON M25/  
A10**

POPULATION CATCHMENT  
OF **1,530,000**

WITHIN A 30  
MINUTE  
DRIVE  
(CACI)



**BROXBORNE**

**12%**

**POPULATION  
INCREASE BY 2031**







# High Leigh Garden Village

The site covers an area of 40 hectares and stretches from Hertford Road in the north, to land adjacent to the High Leigh Conference Centre in the south; and from the edge of the existing urban area in the east to the A10 in the west.

**30  
MINUTES**



**FROM LONDON  
STANSTED AIRPORT**



**MILES TO J25  
OF THE M25**