

RESIDENTIAL DEVELOPMENT SITE WITH PLANNING PERMISSION FOR FOUR 3 BEDROOM HOUSES



- Rectangular self-contained site on prominent main road position in St Albans ½ mile from City Centre (St Peters Street)
- Site Area of 8,235 sq ft (765 sq m)
- Currently comprising two light industrial/workshop buildings with front car park/yard
- Affluent historical commuter city situated immediately to the north-east of the M1/M25 interchange with a 20 minute train journey to London (St Pancras)
- Planning permission granted for a development scheme providing four, three bedroom houses
- Guide price of £1.3 million

For Sale
Development Site

1-3 Folly Lane, St Albans Herts, AL3 5JU

St Albans

LOCATION

St Albans is a historic city with an affluent commuter location having a population of approximately 75,000 people and an above-average demographic profile. The city is particularly well located in terms of transport links, being positioned immediately to the north-east of the M1 / M25 interchange and having the A1(M) immediately to the east. The city is located on the main Thameslink railway line, giving fast and frequent services to central London and beyond with a direct service to St Pancras.

The property is located on Folly Lane close to its junction with Normandy Road and approximately ½ mile west of the prime shopping pitches of St Peters Street. The site is within St Albans Conservation Area and adjoins a commercial unit with the remainder of the surrounding properties being residential in nature. St Albans City Thameslink railway station is approximately 1 mile to the East.

DESCRIPTION

The site currently has two buildings situated on it being a single storey brick built light industrial unit to the left hand side and a single storey light industrial building to the rear. Both buildings are understood to have been constructed in the 1960's. There is a surfaced yard used for loading and car parking to the front.

The approximate gross internal floor areas of the buildings are: -

Light Industrial Unit (LHS)	2,699 sq ft	(250.74 sq m)
Light Industrial Unit (Rear)	1,409 sq ft	(130.88 sq m)

The site area including buildings and car park/yard is 8,235 sq ft (765 sq m)

The site frontage to Folly Lane is 91 ft (27.70 m)

SERVICES

All main services are connected.

Please note that the services have not been tested.

TENURE / OCCUPATION

The freehold interest is offered for sale. The left hand light industrial unit is currently occupied on an informal basis with the rear light industrial building being currently occupied on a lease holding over. Vacant possession can be obtained by the landlords giving notice, and therefore the property can be sold with full vacant possession.

PLANNING

The two buildings have existing light industrial (B1) permitted use.

Planning permission was granted on 12th July 2016 for the demolition of the existing buildings and the erection of four, three bedroom houses. The planning application reference number is 5/2016/0177 and the application was decided under consultation. Plans of the existing buildings and the consented scheme together with all planning drawings, design and access statements can be obtained through the agents or through the St Albans City and District website

<http://planning.stalbans.gov.uk/Planning>

or 01727 866100.

The four, three bedroom houses proposed are to have a gross internal floor area of 108.6 sq m (1,169 sq ft) each.

CONTAMINATION/ASBESTOS

Whilst no tests have been carried out we are not aware of any likely contaminative previous uses either on the site or within close proximity.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC is not being prepared due to the likely demolition of the existing buildings on site.

1-3 Folly Lane, St Albans, Herts, AL3 5JU



MARKET

The residential market continues to be very strong in St Albans with prices having increased over the last few months.

Anyone requiring specific information on the local residential market and/or likely end values are invited to contact Nick Doyle or Nick Hill, of Aitchisons Residential Sales Division, St Albans on 01727 855 556 or by email to nick.doyle@argroup.co.uk or nick.hill@argroup.co.uk

PROPOSAL

The freehold interest of the property is to be sold and “best bids” are invited by close of business on Thursday 12th October 2017. For a bid form please contact the agent.

GUIDE PRICE

£1,300,000 (One Million Three Hundred Thousand Pounds).

VAT

This property is not elected for VAT and VAT will not apply to the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

CONTACT

Matthew Bowen BSc (Hons)

Direct line: 01727 732212 Mobile: 07740 900825

matthew.bowen@argroup.co.uk

Aitchison Raffety, 54-56 Victoria Street, St Albans, Herts, AL1 3HZ

www.argroup.co.uk

1-3 Folly Lane, St Albans, Herts, AL3 5JU



1-3 Folly Lane, St Albans, Herts, AL3 5JU

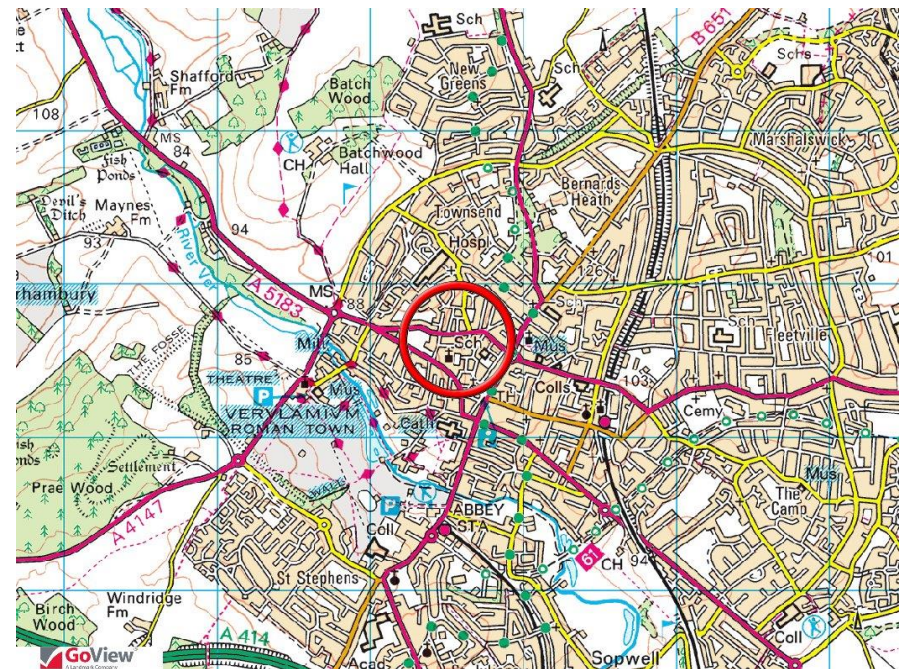


1-3 Folly Lane, St Albans, Herts, AL3 5JU

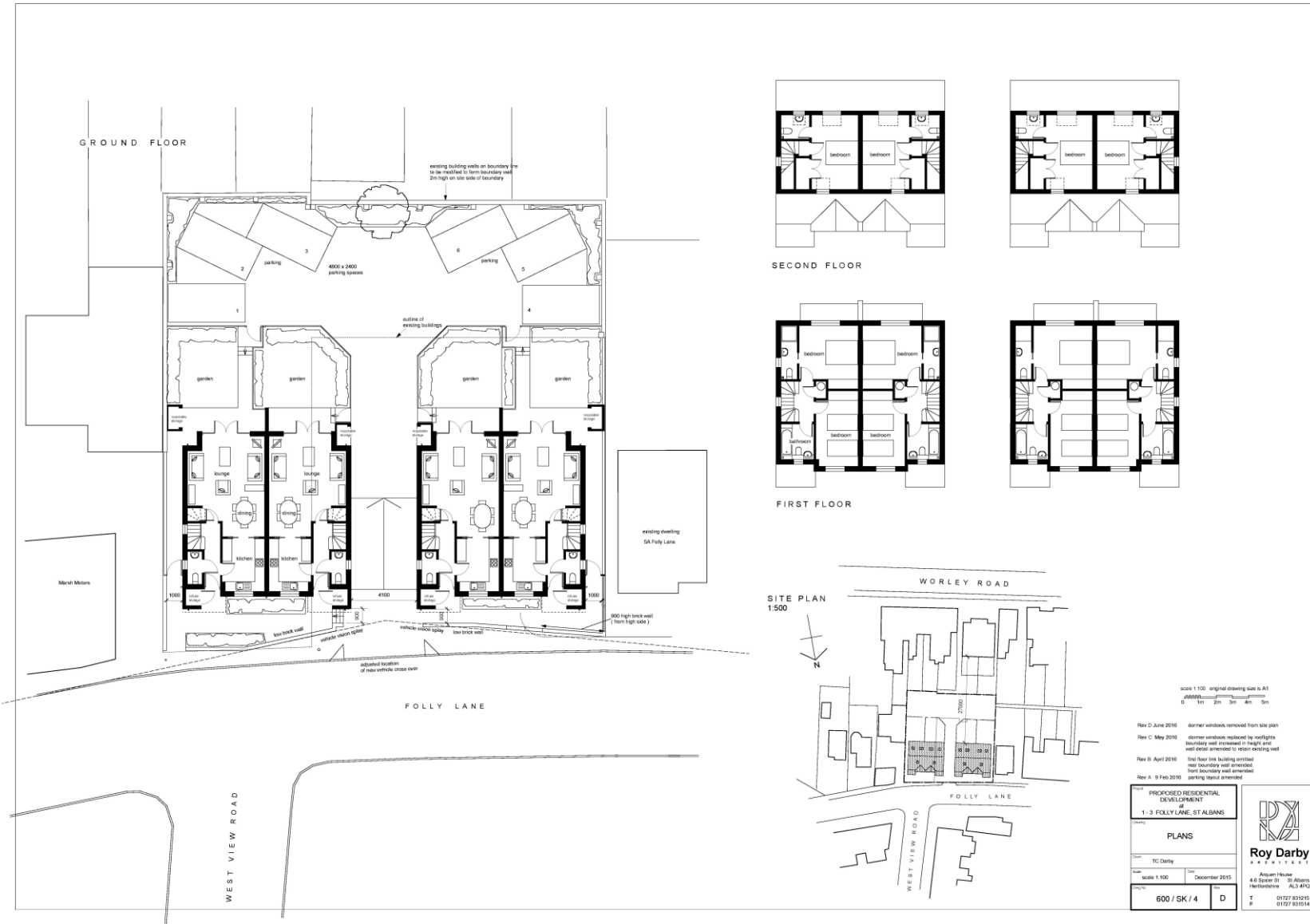


Crown copyright 2016. All Rights Reserved. Licence Number 100022432.

1-3 Folly Lane, St Albans, Herts, AL3 5JU



1-3 Folly Lane, St Albans, Herts, AL3 5JU



1-3 Folly Lane, St Albans, Herts, AL3 5JU



IMPORTANT NOTICE

The agents for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, or an offer or contract. (2) No person employed by the agents has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but any intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and the agents give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) The agents do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding.