

# B1 DEVELOPMENT SITE FOR SALE - FREEHOLD

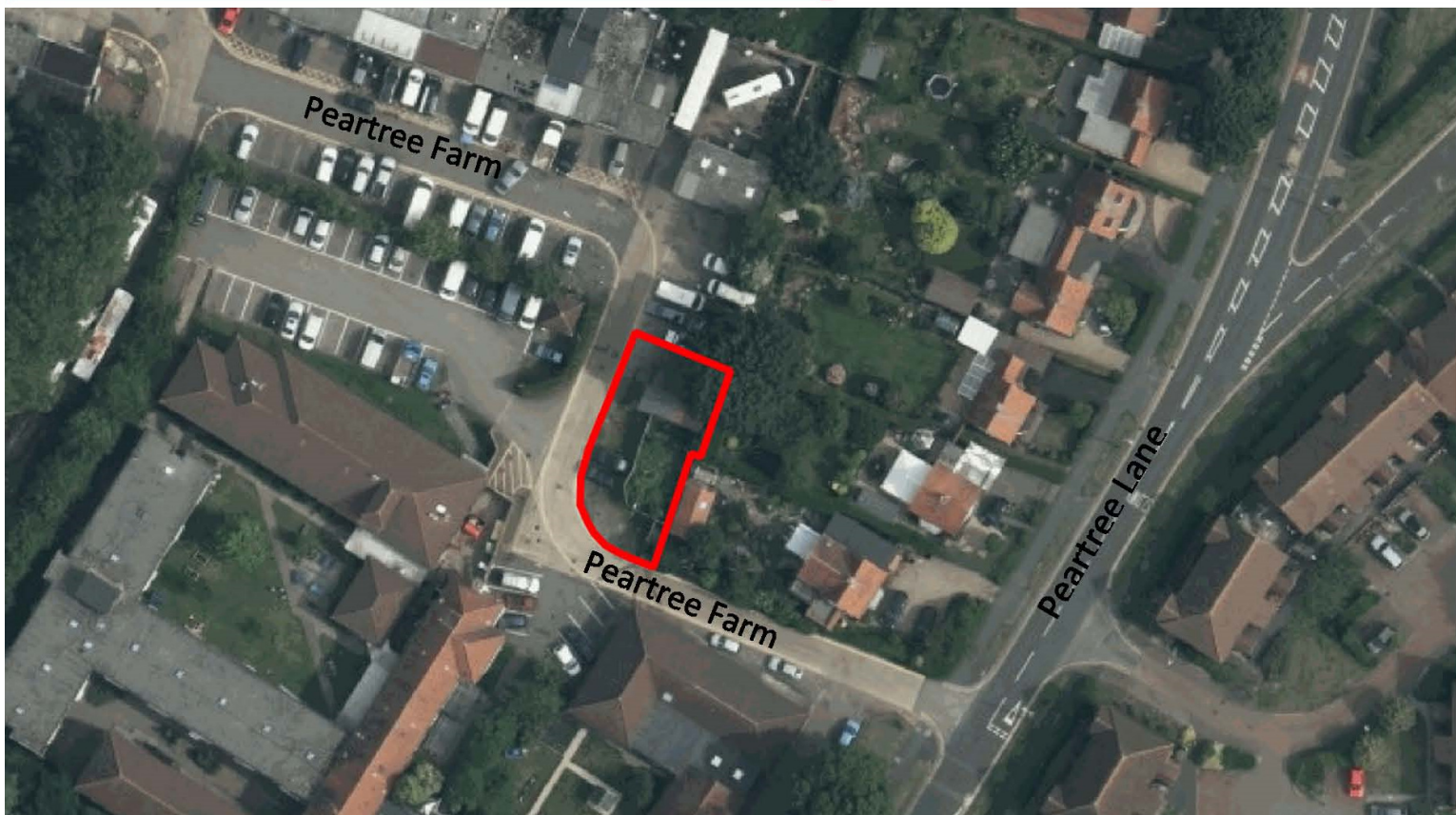
3,121 sq ft (289.9 sq m)

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freeth.**  
CHARTERED SURVEYORS

Wentworth Lodge  
Great North Road  
Welwyn Garden City  
Hertfordshire - AL8 7SR

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## MALLARD HOUSE, 13 PEARTREE FARM, WELWYN GARDEN CITY AL7 3UW

### KEY FEATURES

- Site currently comprises an open site with a timber structure
- Planning consent granted for a B1 development with 7 parking spaces
- Close proximity to Welwyn Garden City town centre
- Considered suitable for an open storage
- Rare Freehold site

### LOCATION

Peartree Farm is an established industrial location approximately 0.5 miles east of the Welwyn Garden City town centre. The site is only a 8 minute walk from the station, from where there are regular services to London, Kings Cross, with a fastest journey time of only 26 minutes

Welwyn Garden City lies some 24 miles north of Central London, adjoining the A1(M), just 6 miles north of the M25 (J23). The A414 dual carriageway serves the town, providing a swift east/west link between the M1 at Hemel Hempstead and Harlow / M11.

Welwyn Garden City boasts a range of retail and leisure amenities all within a 10 minutes' walk from the property. Retailers in the town centre include a John Lewis, Waitrose, Sainsburys, Marks and Spencer, Debenhams and restaurants such as Côte, Pizza Express, Bills, Zizzi and Prezzo

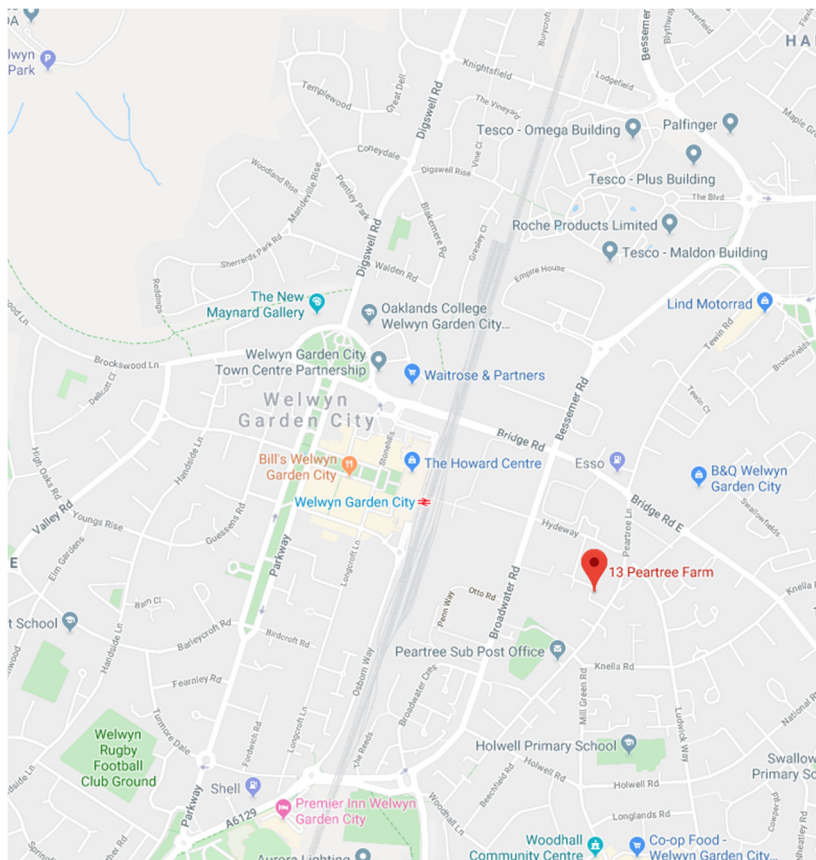
**VIEWING** | Strictly by appointment through this office with:

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**SOUTH ELEVATION**



**WEST ELEVATION**

## DESCRIPTION & PLANNING

The site currently comprises a level site with a timber structure, comprising a mix of soil and hard surfacing. The total site area is approximately 3,121 sq ft (289.9 sq m).

We are informed the site has electricity.

The site previously had mains water and sewage plumbing, however, we understand they are currently disconnected.

Planning Permission was granted on the 29<sup>th</sup> January 2019 for the demolition of the existing timber structure (Class B1) and the construction of a two storey building (Class B1) with an area of approximately 2,898 sq ft (269 sq m) GIA with 7 parking spaces plus cycle parking.

We are informed that no CIL or Section 106 obligations are required.

The planning reference number is: 6/2018/3099/FULL. The planning file can be viewed via the Welwyn Hatfield Borough Council website.

## PRICE

£250,000 for the freehold interest with vacant possession.

## VAT

We are informed the property is not elected for VAT and it will not be payable on the purchase price.

WGC003013