

FREEHOLD FOR SALE RESIDENTIAL DEVELOPMENT SITE

0.156 HECTARES (0.386 ACRES)



**9/11 OAKWOOD ROAD
BRICKET WOOD
ST ALBANS
HERTS AL2 3PT**

See important notice overleaf

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DESCRIPTION & SITUATION St Albans is located approximately 23 miles to the north of Central London and Bricket Wood is a village situated half a mile from the City Centre. Junction 21A of the M25 is conveniently accessible and provides immediate access to the M1. Oakwood Road provides a selection of local shops with further facilities on Bricket Wood Parade (Old Watford Road). St Albans City Centre provides more extensive shopping and its tourist attractions include the Cathedral and Abbey Church, the Verulamium Museum and the Roman Theatre. St Albans rail station provides fast commuter access to London St Pancras (approximately 19 minutes). Oakwood Road runs off the east side of the North Orbital Road (A404). The property is located on the north side.

The site comprises 0.156 hectares and is currently cleared with planning permission for a block of 10 x two bedroom flats with car parking.

Alternative planning permission has also been granted on 09/08/11 for the erection of three 4 bedroom detached houses of 2,000 plus sq ft. St Albans Ref: 5-11-0893 DC3.

FLOOR AREAS Floor areas are gross internal and approximate only

	(sq m)	sq ft
Flat 1 Ground Floor	77 sq m	828 sq ft
Flat 2 Ground Floor	77 sq m	828 sq ft
Flat 3 Ground Floor	87 sq m	936 sq ft
Flat 4 Ground Floor	88 sq m	947 sq ft
Flat 5 First Floor	72 sq m	775 sq ft
Flat 6 First Floor	76 sq m	818 sq ft
Flat 7 First Floor	79 sq m	850 sq ft
Flat 8 First Floor	80 sq m	861 sq ft
Flat 9 Second Floor	83 sq m	893 sq ft
Flat 10 Second Floor	114 sq m	1,227 sq ft
Total	833 sq m	8,963 sq ft

TERMS The property is available for sale freehold with the benefit of planning consent.

PRICE £985,000 Subject to contract

LEGAL COSTS Each party to pay their own legal fees.

VIEWING Strictly by appointment through
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Important Notice

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