

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

01438 816396

bowyerbryce.co.uk

The Business & Technology Centre
Bessemer Drive, Stevenage, Herts SG1 2DX
F: 01438 816396

Also at:

96 Silver Street
Enfield
EN1 3TW
T: 020 8367 5511
F: 020 8366 0818

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

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

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.

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 £1,125,000 Subject to contract

LEGAL COSTS Each party to pay their own legal fees.

VIEWING Strictly by appointment through
BOWYER BRYCE
Ian Harding
01438 310161
ian.harding@bowyerbryce.co.uk

Simon Scott
01438 310160
simon.scott@bowyerbryce.co.uk

Ref: 011819

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- All rents and prices quoted are exclusive of VAT (if chargeable).