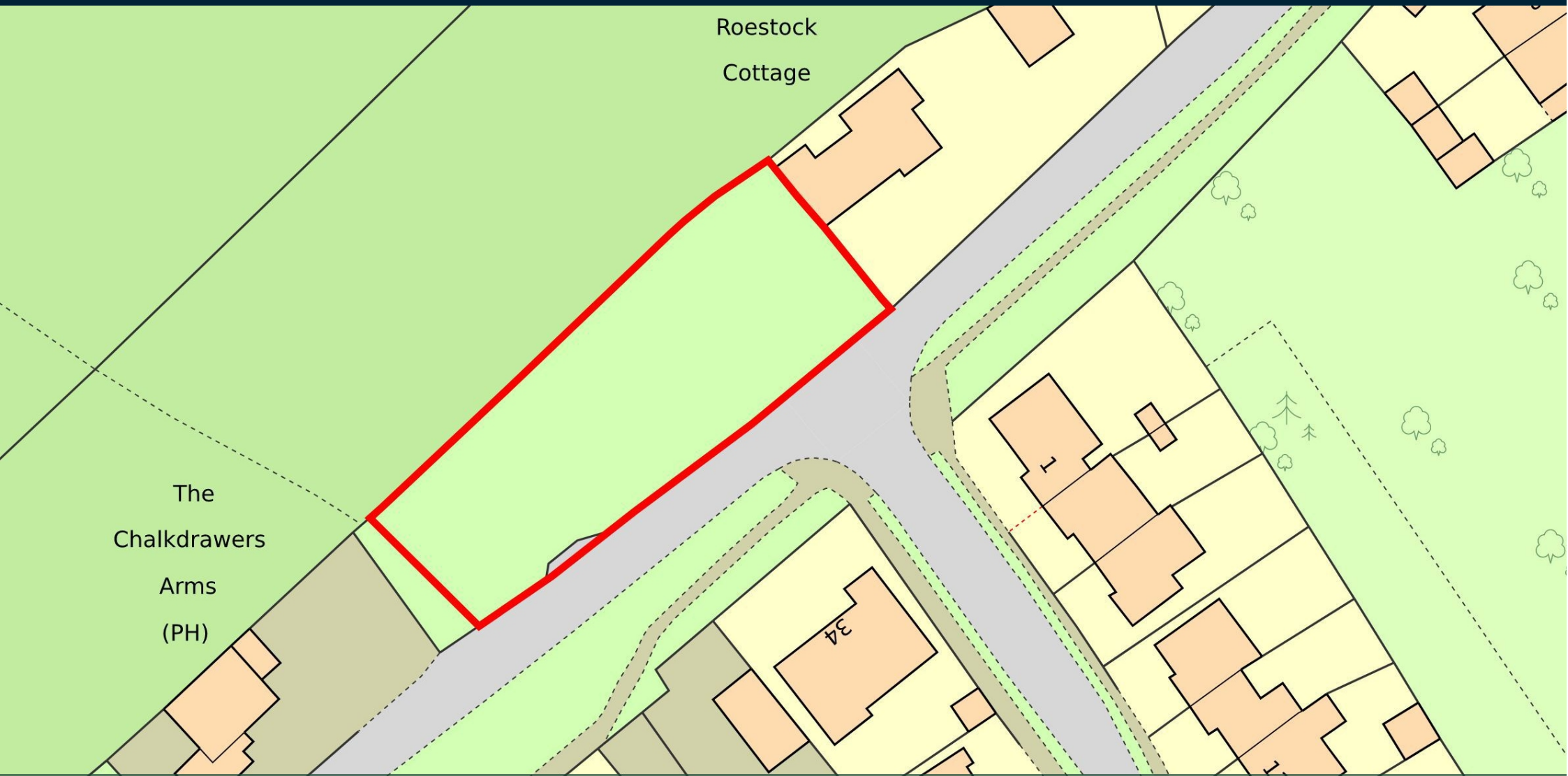
FOR SALE
LAND

GRAHAM SIBBALD



Yard at Roestock Lane, Colney Heath, St. Albans, Hertfordshire, AL4 0PR

- Secure, open storage yard with established use class B8
- Three-phase power, water connection, and full Heras fencing
- Strategically located providing strong connectivity for vehicles
- Offers invited in the region of £795,000

LOCATION

Roestock Lane Yard is a commercial yard located to the south-east of St Albans, providing a functional and accessible site for a range of industrial, storage, and open yard uses.

The site benefits from good connectivity to the strategic road network. The A414 is approximately 1 mile to the north, providing east to west access between Hemel Hempstead and Hertford. Junction 22 of the M25 is located approximately 2.5 miles to the south-west, offering direct access to the national motorway network.

The A1(M) is also accessible at Junction 3, approximately 4 miles to the east. The surrounding road network is suitable for commercial vehicles, with straightforward access for HGVs.

DESCRIPTION

The site offers a secure and versatile open storage yard, well-suited for a range of commercial uses including vehicle parking, plant storage, and general external storage. The generous layout allows for easy manoeuvring of larger vehicles, while the unsurfaced nature of the yard provides flexibility for occupiers to adapt the space to their operational needs.

The property benefits from an established Use Class B8 (Storage or Distribution), making it immediately appealing to logistics and storage operators. It is fully enclosed with Heras fencing for added security, and is serviced by three-phase power and an on-site water connection, enhancing its functionality.

In addition to its current commercial use, the site also presents potential longer-term development opportunities, with a reasonable prospect for residential redevelopment under Grey Belt or infill policies, subject to planning.

ACCOMMODATION

Total	0.27 Acres	0.11 Hectares

VAT
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE
N/A

QUOTING PRICE
Offers in the Region of £695,000

TENURE
Freehold.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.

To arrange a viewing please contact:

GEORGIA STRAZZA
Associate Director
georgia.strazza@g-s.co.uk
01727 843232

ALEX STRAZZA
Property Agent
alex.strazza@g-s.co.uk
01727 843232

IMPORTANT NOTICE
1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.