



**HATFIELD TOWN CENTRE
REDEVELOPMENT OPPORTUNITY
0.09 ACRES**

Price: £280,000 No VAT

58 St. Albans Road East
Hatfield
Hertfordshire
AL10 0EH

- Previously Consented Residential Scheme
- Potential for residential or alternative commercial redevelopment (STP)
- Prominent location
- No VAT Payable

LOCATION

Hatfield is strategically located at the intersection of the A1(M) and A414 approximately 6 miles north of the M25 at South Mimms (junction 23).

It is easily accessible to Stevenage, Welwyn Garden City, Hertford, St. Albans, Borehamwood and Potters Bar.

The main line station is within a short walk and provides a fast-frequent service to London (Kings Cross) or Stevenage and Peterborough to the north.

ACCOMMODATION

The site occupies a prime and prominent position immediately adjacent to Hatfield town centre, offering potential for redevelopment for residential or other suitable commercial uses, subject to the necessary planning consents.

Planning permission was granted in 2018 for a small residential scheme. Although this consent has now lapsed, it demonstrates the potential for residential development at this location. Alternative commercial uses may also be possible, subject to planning.

The property was previously used as a St John Ambulance training facility but has been vacant for a number of years. The existing building is of lightweight timber construction and is not considered suitable for refurbishment or adaptation, with demolition likely to be required.

All main services are connected to the site.

The site is broadly level and benefits from direct highway access via a small one-way road leading off St Albans Road East.

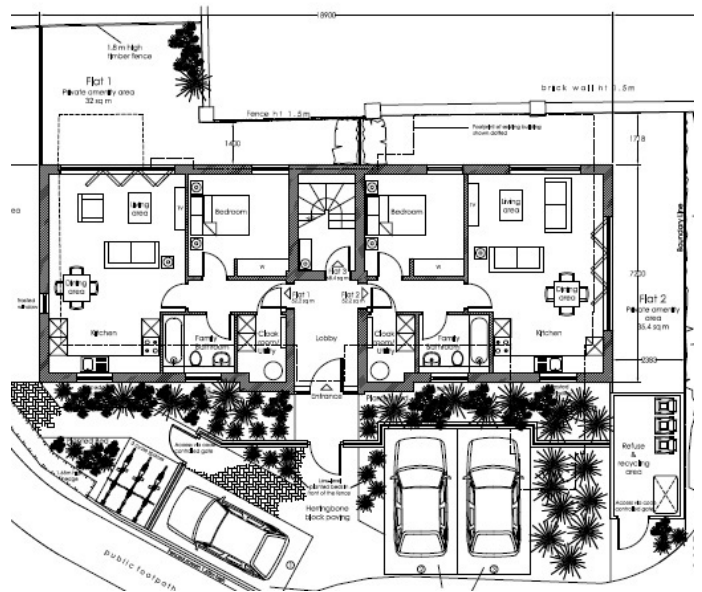
The property is offered for sale with vacant possession.

Due to the condition of the existing building, internal viewings are not possible. Interested parties are invited to inspect the site externally from the public highway.

OTHER INFORMATION

Previously consented residential scheme:

<https://planning.welhat.gov.uk/Planning/Display/6/2018/1305>



FLOOR AREAS (approx.)

Acres

Site	0.09
TOTAL	0.09

TERMS

Freehold with vacant possession. Price £280,000. No VAT payable.

SERVICE CHARGE

None applicable.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £2,300.

EPC

TBC

For further information please contact Davies Hiller on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.