



Lambert
Smith
Hampton

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www.lsh.co.uk

For Sale

Former Horticultural Attraction (Part of)

Land and Buildings at

Chiswell Green Lane, St Albans, Hertfordshire, AL2 3NR



- 10.25 Ha (25.33 Acres)
- Development potential subject to planning
- On the instructions of the Joint Administrators
- Available as a whole, or potentially in three lots:
 - 1) Fields, woodland and two buildings;
 - 2) Storage building and secure yard;
 - 3) Tea room / office and lawns

Chiswell Green Lane, St Albans, Hertfordshire, AL2 3NR

Location

As identified on the location plan below, the property is located on the southern side of Chiswell Green Lane, adjacent to junctions with Furzebushes Lane and Noke Lane, circa 0.6 miles to the west of Chiswell Green and 2.4 miles southwest of St Albans town centre.

Neighbouring properties include an equestrian facility, agricultural land, Mansion House (offices), former rose garden (previously leased in connection with the property), various residential dwellings and the Butterfly World site (which is now closed).

Although the property is placed in a rural setting, St Albans as a city benefits from excellent transport links with two railway stations (one of which offers regular fast services into central London) and convenient access to the M25, M1 and A1(M) motorways.

Description

The property totals 10.25 hectares (25.33 acres) with four buildings totalling 215.49 sq m (2,319 sq ft). It is available as a whole or potentially in three lots:

Lot 1

Grass fields of 9.33 hectares (23.06 acres), woodland of 0.43 hectares (1.07 acres), a small part of the former rose gardens, a timber building of 39.75 sq m (428 sq ft) previously used as an admissions office, an attractive pavilion of 41.19 sq m (443 sq ft) previously used for events such as weddings, and a parcel of land to the north of Chiswell Green Lane of 0.02 hectares (0.06 acres).

Lot 2

An area of 0.07 hectares (0.18 acres) with a building of 94.13 sq m (1,013 sq ft) used as tea rooms/offices with a lawn to the front used to house marquees for events.

Lot 3

A yard of 0.10 hectares (0.23 acres) with a building of 40.42 sq m (435 sq ft) used for storage, shipping containers, a well and a freestanding temporary WC building, all of which are included in the sale.

Further details on the description of the property and the said individual lots is provided in a covering letter available on request from Lambert Smith Hampton.

VAT

TBC.

Legal Costs

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

Pre-Emption Agreement

Part of the property is subject to a right of pre-emption contained in a Pre-Emption Agreement dated 2nd April 2009. A copy of this is available on request from Lambert Smith Hampton.

Town Planning

The site, whole or part, might be suitable for a variety of uses, subject to planning, including redevelopment (offices / residential), grazing / paddocks, equestrian, outdoor sport / recreation, events and secure yard and storage etc. Prospective purchasers should satisfy themselves on planning matters by contacting the Local Planning Authority (01727 866 100).

Offers

Interested parties are invited to submit offers by way of private treaty. Preference will be given to unconditional offers, but conditional offers will be considered.

The property is required to be on the market for a minimum of three weeks before the vendor will make a decision on any offer submitted. Depending on the level of interest received, the seller might consider a deadline for offers by informal tender.

The seller is not bound to accept the highest offer or any offer and reserves the right to enter into negotiations with any party.

Information Pack

An information pack is available on request from Lambert Smith Hampton containing a covering letter, plans, overage and clawback provisions, EPC (Rating F), and title documents.

Viewing and Further Information

Viewing strictly by prior appointment with the agent:

George Hackett

Lambert Smith Hampton

01727 896 237

ghackett@lsh.co.uk

Anthony Hart

Lambert Smith Hampton

0203 824 4744

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Chiswell Green Lane, St Albans, Hertfordshire, AL2 3NR

Fields



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Yard Area



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Location Plan

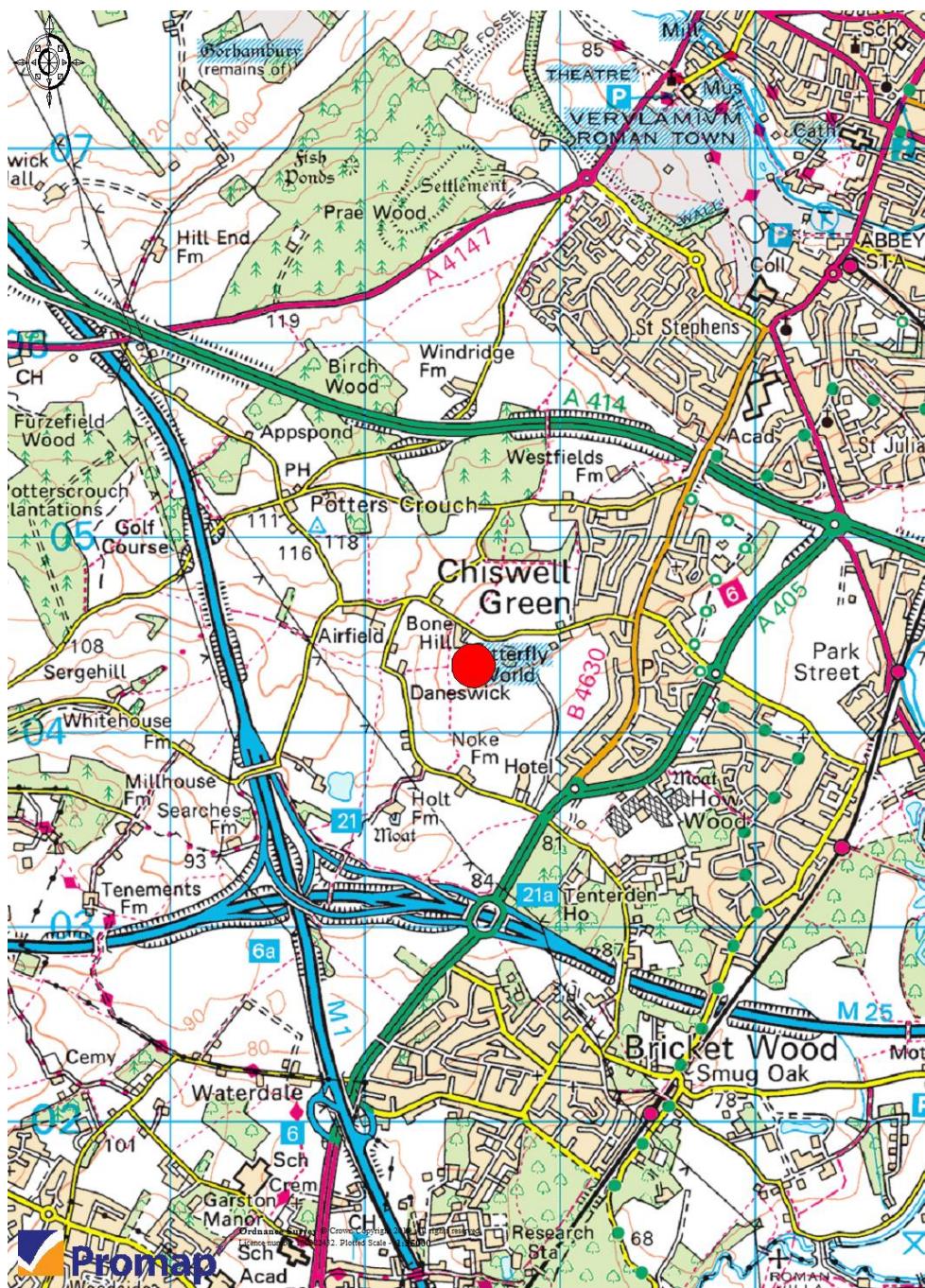


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