

For Sale by Informal Tender

Garage Block / Land

Development Opportunity

Garages at Cuttsfield Terrace, Hemel Hempstead, Hertfordshire



- 0.152 Ha (0.375 Acre)
- Vacant garage site comprising 44 garages
- Residential development potential (subject to all necessary approvals)
- Closing date for informal tenders - 12 noon
24th Nov 2017

On the instructions of



Garages at Cuttsfield Terrace, Hemel Hempstead, Hertfordshire

Location

The site is located to the rear of the houses on the east side of Cuttsfield Terrace, a short distance north of its junction with Long Chaulden, in a principally residential area known as Chaulden, a suburb of Hemel Hempstead circa 3 miles west of the town centre.

Hemel Hempstead benefits from excellent travel communications. The M1 motorway runs parallel to the east of the town and provides links to the north and south (where it connects to Junction 21 of the M25). Hemel Hempstead railway station is circa 1 mile to the south east of the site, offering frequent services to London Euston in an approximate journey time of 30 minutes.

Description

The site is well defined and rectangular in shape comprising 44 garages and concrete forecourt and access road. Sole vehicular access is gained from Cuttsfield Terrace.

The site falls within a wider title (HD487578) owned by the seller. The wider title refers to the land having the benefit of, but, being subject to, rights of way and rights in respect of water, gas, electricity and other services as were granted and reserved by transfers and conveyances of adjoining neighbouring land.

Edged in red on the attached plan contained in these particulars, the site being sold measures approximately 0.152 Hectare (0.375 Acre).

Town Planning

Buyers should make their own specific enquiries with the Local Planning Authority (Dacorum Borough Council – 01442 228 000) in respect of redevelopment proposals.

Tenure

The site is to be sold freehold with vacant possession, subject to all third party rights, wayleaves, covenants and easements, whether disclosed or not.

The site is subject to a Deed of Easement in favour of 4 Cuttsfield Terrace granting a right of way over the access road to the site, to the rear of 4 Cuttsfield Terrace.

Costs

Each party is to be responsible for its own professional fees. The buyer will be liable for any Stamp Duty Land Tax (or any other tax) that becomes due as a result of a sale.

Further Information

A legal pack is available on request from Lambert Smith Hampton containing a contract, statutory enquiries, title documents, searches, a utilities survey and overage provisions.

Conditions

It will be a requirement of the purchaser to commence redevelopment of the site for a minimum of 3 residential dwellings within a period of 3 years from sale completion – further detail on this can be found in the overage provisions contained in the legal pack.

VAT

Value Added Tax will not be chargeable on the sale price in this instance.

Offers

Interested parties are invited to submit offers by way of informal tender. Preference will be given to unconditional offers, although consideration will be given to offers conditional on planning.

Offers should be submitted in writing no later than 12 noon on 24th November 2017, addressed to Lambert Smith Hampton, 45 Grosvenor Road, St Albans, Hertfordshire, AL1 3AW (FAO: Tom Butcher).

The seller is not bound to accept the highest or any offer and reserves the right to enter into negotiations with any party. Each offer shall be for a specified and complete sum of money. No offer can be considered in which the amount of the purchase money is indefinite or calculable by reference to other offers or qualified in any way. The seller must consider any offers which may be received up until contracts for sale have exchanged.

In this instance, there is no guide price.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Tom Butcher
Lambert Smith Hampton
01727 896 243
tbutcher@lsh.co.uk

George Hackett
Lambert Smith Hampton
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October 2017

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