

13 Peartree Farm
Welwyn Garden City AL7 3UW

For Sale Freehold

Rare plot of 3,121 Sq Ft (approx.)

Commercial Yard / Development Site

- Site currently comprises a level site with timber structure
- Very central location close to station and town centre
- Planning consent for development of 2-storey office/light industrial building with 6 parking spaces plus cycle parking.



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13 Peartree Farm

Welwyn Garden City, AL7 3UW

WELWYN GARDEN CITY

Offering an attractive landscaped environment with excellent facilities Welwyn Garden City has attracted many major companies.

The town lies approximately 20 miles north of Central London between Junctions 4 and 6 of the A1(M) with the M25 just 7 miles to the south.

In addition the A414 dual carriageway provides a fast and convenient east-west link to the M1 at Hemel Hempstead and the M11 at Harlow.

There is a fast electrified train service to London Kings Cross and Moorgate with underground links at Finsbury Park.

LOCATION

The property forms part of a small development of business units known as Peartree Farm.

This occupies a particularly convenient location very close to the station and Town Centre to which there is a direct pedestrian link.

Vehicular access is either from Peartree Lane or from Hydeway.

DESCRIPTION

The site forms a small, freehold plot of land adjoining the eastern entrance to the Peartree Farm Development.

It currently has a hard surface for car parking purposes and a small timber building which was used only for storage.

There is planning permission for the construction of a two-storey building of approx. 2,100 sq ft. There is an imposed condition restricting the uses of the proposed property to Classes E(g)(i), (ii) and (iii) only.

Plans and full details can be viewed on the Welwyn Hatfield Borough Council website. Web link – <https://planning.welhat.gov.uk/Planning/Display/6/2022/0863/FULL>

The total site area is 3,121 Sq Ft (approx.).

There is considered to be potential for a range of open storage uses or car parking or for development in a different form to the existing.

It is extremely rare to find a freehold plot of land, with full planning permission, available for purchase of this nature.

RATEABLE VALUE

Please see the Valuation Office Agency website www.voa.gov.uk. Current indicated assessment £5,700. No rates payable for single property occupiers.

TERMS

The property is available for sale freehold with vacant possession on completion at a guide of £250,000.

VAT is not payable.

AVAILABILITY

Immediate upon completion of legal formalities.

INSPECTION

For further information please contact Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) or telephone 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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.

Energy Performance Certificate: Not applicable.

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.

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