

The property is offered for sale at the forthcoming Allsop Auction on 20th February 2025 (LOT 34), unless sold prior

GLPG

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59 Mount Drive

PARK STREET,
ST. ALBANS, AL2 2NS

This outline is for identification purposes only

Images of the Existing

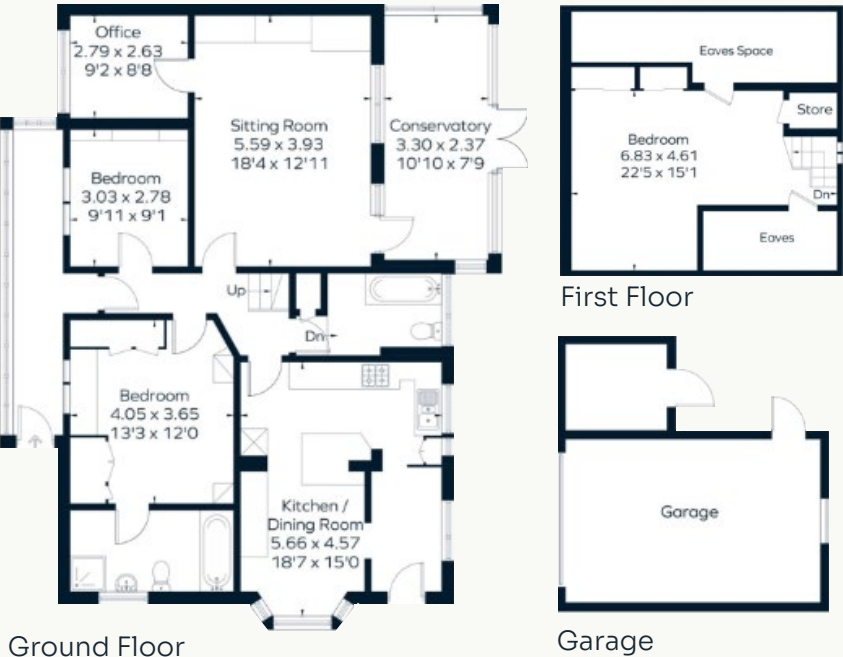


Executive Summary

VACANT - FREEHOLD DETACHED BUNGALOW AND GARAGE WITH DEVELOPMENT POTENTIAL, SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENT

- Site area extending to approximately 0.279 acres (0.113 hectares)
- Possible potential for residential redevelopment for multiple units, subject to obtaining all necessary consents
- GIA approximately 149.1 sqm (1,605 sqft) plus garage (24.9 sqm (268 sqft))
- Well located for the shops and amenities of St Albans with the M1 and M25 both easily accessible
- Close to the open space of Greenwood Park and Park Street Rail station
- The property is offered for sale freehold with vacant possession at the forthcoming Allsop Auction (unless sold prior) at Offers Over £600,000, subject to contract

Existing Floor Plans



Ground Floor Accommodation

- Entrance lobby
- Reception room through to bedroom
- Master bedroom with en suite (separate shower cubicle)
- Bedroom 3
- Kitchen/Diner
- Bathroom
- Rear lean to

First Floor (in eaves)

- Bedroom 4

Location

The property is situated at the northern end of Mount Drive at its junction with Upton Close.

Local shops and amenities are available with the extensive shops, bars and restaurants of St Albans available close by to the north.

Park Street Station is approximately 10 minutes walk away providing trains to St Albans Abbey and Watford Junction Stations.

The M1 and M25 Motorways are both easily accessible.

Verulamium Park is to the north with Greenwood Park to the west.

Planning

The property may afford possible potential for redevelopment, subject to obtaining all necessary consents.

Please note there is no current planning for redevelopment and prospective purchaser will need to apply to the local authority for any future redevelopment.

Example scheme that has been drawn up



Example Scheme Elevations



Proposed South Elevation



Proposed North Elevation

METHOD OF SALE

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VAT

It is our understanding that the property is not elected for VAT.

FURTHER INFORMATION

Further information and associated documents can be found by visiting:
www.allsop.co.uk

CAPITAL ADVISORY

GLPG's Capital Advisory Team, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact the Capital team on: 0203 336 7377 or email capital@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please contact the Joint Sole Agents, GLPG or Allsop:

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.