



CGI Image only - Artist impression of Development Concept (Subject to Planning Permission)

All enquiries Ref: Callum Glenn

- **Freehold Site extending to approx. 1,400 sq ft,**
- **Future Development Opportunity (stpp)**

**Location:**

The site is situated Tallents Crescent. Transport links included Harpenden train station to the North West and St Albans City train station to the South. Together with a local bus service serving the local area. Transport links also include the M1 to the west and the M25 to the south. Local shopping amenities can be found local with more comprehensive shops, bars and restaurants being located within St Albans. Recreational pursuits can be found at Harpenden Common and Aldwickbury Park Golf Course.

**Total site area:**

Approximately 1,400 sq ft

**Planning:**

The site is sold on an unconditional basis, however there may hold future development potential (STPP). Buyers are deemed to rely on their own planning enquiries.

**Description:**

This parcel of land extends to approximately 1,400 sq ft. Whilst sold on an unconditional basis, the land could hold potential for development. This could provide the opportunity for a buyer to consider developing this site subject to all necessary consents. Buyers must rely only on their own enquiries with regard to any development potential and permissions required but these details show a CGI of completed development subject of course to all necessary consents.

**To view:**

By application to site

## COMING TO THE AUCTION?

You will need to register and be in possession of a bidders paddle to bid in-person at this auction.

You can register for in-person bidding at the venue on the day. Don't forget to bring your ID Documents (Passport or Driving Licence **AND** Proof of Address). Or fill in the form on p13 and present at the Registration Desk along with your two forms of ID.

