



Connells

Land Adjacent to, 1 Glevum Close
St. Albans

Land Adjacent to, 1 Glevum Close St. Albans, AL3 4JN

Starting Price
£25,000



Property Description

An increasingly rare opportunity to acquire a versatile parcel of land in a sought-after St Albans location. Tucked away on Glevum Close, this amenity land could make fantastic garden space, with the possibility of more subject to necessary consents.

The land offers excellent scope for buyers seeking a flexible space with immediate utility, whilst also presenting an exciting longer-term opportunity. Subject to the necessary planning consents, purchasers may explore the possibility of redeveloping the site, including the potential for a residential dwelling in keeping with the surrounding area.

With its quiet yet convenient position, the plot is well placed for access to St Albans City Centre, local transport links, and a range of amenities.

Opportunities of this nature are increasingly limited across the city, making this a compelling prospect for commercial operators, investors, and those looking for a bespoke self-build project.

A unique chance to secure a valuable piece of land with both present-day use and future potential - early enquiries are strongly advised.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





To view this property please contact Connells on

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38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating:
 Exempt

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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