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SCHOOL LANE

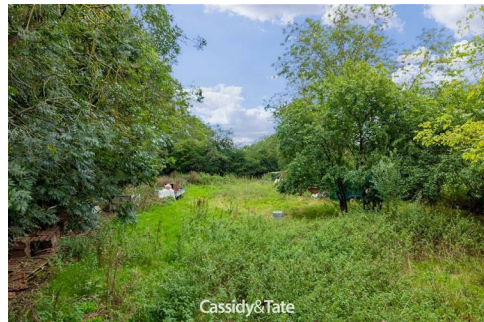
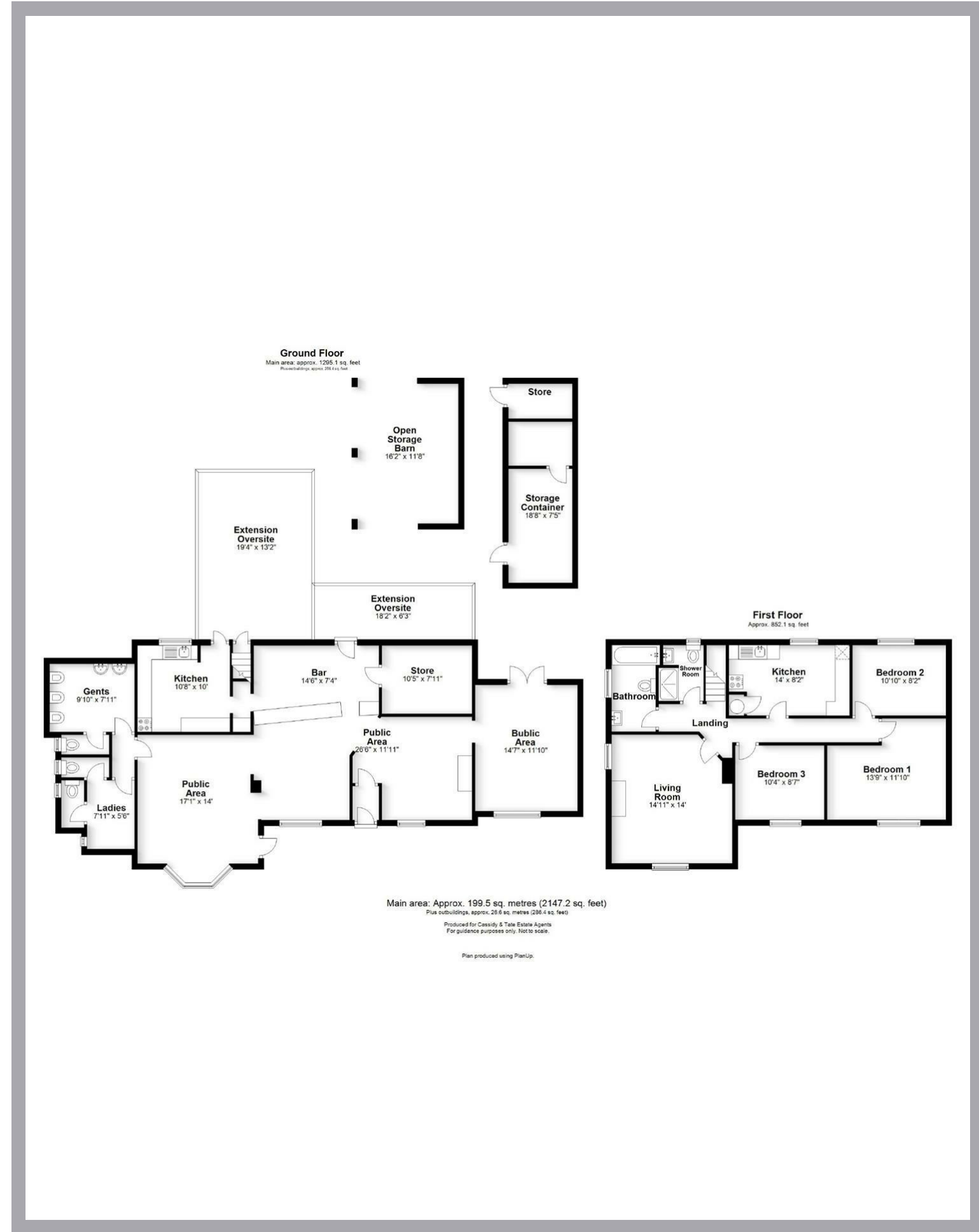
ST. ALBANS

AL2 3XU



# All The Ingredients Needed For A Fabulous Lifestyle

The Old Fox presents itself to the astute buyer as an outstanding opportunity to enter the hospitality market with its current status as a Public House. Needing complete refurbishment the property is Grade Two listed and could one day be a dream family home of substantial proportions with excellent surroundings, subject to changing the current planning status. Sitting upon approximately one acre of land with outbuildings, The Old Fox was once a quaint 17th-century country pub with abundant retained period features including a huge garden set in the pleasant rural surroundings of Bricket Wood Common. The Pub, however, has not been operating for, we believe, around 8 years. This beautiful building measures approximately just over 2,000 sq ft and the public-facing space comprises three good-sized reception areas, a bar, kitchen, store, and ladies & gents WCs, all on the ground floor. On the first floor is a self-contained three-bedroom maisonette with a living room, kitchen, a family bathroom and a separate shower room. Some initial extension groundwork has already been implemented under a previous planning permission. The Old Fox is situated off a quiet country lane close to the popular village of Bricket Wood, in a Conservation Area and is blessed with excellent nearby road links for Watford, St Albans, M1 and M25. This site will appeal to owners/occupiers, investors and developers alike, where the immense development potential for commercial or potentially residential purposes is aplenty, subject to planning. A full planning history, reference 5/2023/2121 can be found on the St Albans Planning Portal



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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# Perfect Fusion of Location And Way of Living



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## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



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## Specialists in Bespoke Properties

- CHAIN FREE
- Four Bedrooms
- Detached Period Dwelling
- Potential To Extend stpp
- Countryside Location
- Conversion To Residential (stpp)
- Approx 1 Acre Plot
- Commercial Business stpp



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