



Land R/O 97-105 The Hill, Wheathampstead, Hertfordshire, AL4 8PR



Freehold Development Opportunity

- Freehold Development Opportunity
 - Planning permission has been granted for the demolition of the detached garage and construction of 3 x 3 bedroom terraced dwellings
 - GIA- 402m² / 4,326sqft
 - Amenities closeby including Tesco Express, Chapel Gym, and Wheathampstead Golf Course
 - Harpenden Station is an 8 minute drive away
 - St Albans City Station is a 12 minute drive away
 - Freehold
 - Guide Price - £650,000
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Description

The existing site consists of a parcel of undeveloped land and a detached garage. Planning permission has been granted by St Albans City & District Council for the demolition of the existing garage and construction of 3 x 3 bedroom terraced dwellings.

Location

Wheathampstead is a village and civil parish situated in Hertfordshire, forming part of St Albans City & District Council. The existing site is located towards the southern end of Wheathampstead at the edge of the Wheathampstead conservation area behind a row of locally listed terraced cottages which face onto The Hill. The surrounding area consists of mainly residential dwellings with pockets of communal residential parking. Local amenities can be found towards the top of Wheathampstead High Street providing a range of restaurants and shops which is just an 8 minute walk away.

The local schools include St Helens School (0.2 miles), St Albans High School (0.6 miles) and Sandridge School (2.2 miles).

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Proposed Schedule

Unit	Type	Beds	GIA (m2)	GIA (ft2)
1	House	3 Bed	134	1,442
2	House	3 Bed	134	1,442
3	House	3 Bed	134	1,442
Total GIA			402	4,326

Transport

The nearest station is Harpenden Station which is situated a 8 minute drive away providing direct access to Kings Cross St Pancras within 33 minutes and London Bridge within 42 minutes on the Thameslink line. The site is also situated within a sustainable transport location with a bus stop just 100m further up The Hill opposite Hill Dyke Road providing links to Harpenden, Luton and South Hatfield.

Planning Permission

Reference Number [5/2022/1026](#) - Planning permission has been granted by St Albans City & District Council for the demolition of the detached garage and construction of 3 x 3 bedroom terraced dwellings.

CGI



Additional Information

Please contact a member of the team at Highfield Investments for the further information pack.

Access

Available upon request.

Financial Contributions

We have been advised that there will be no CIL and S106 charges.

VAT

We have been advised that VAT is not applicable.

Tenure

Freehold.

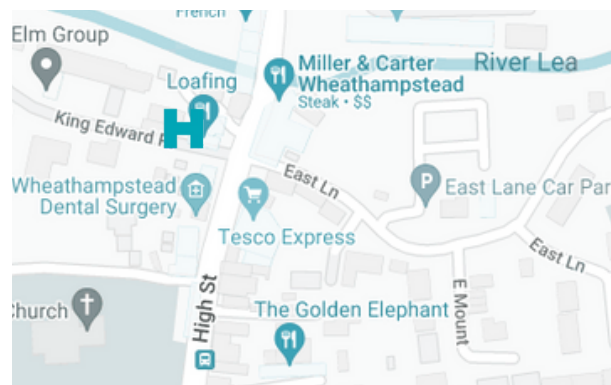
Terms

Guide price - £650,000

Location Plan



Site location



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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

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