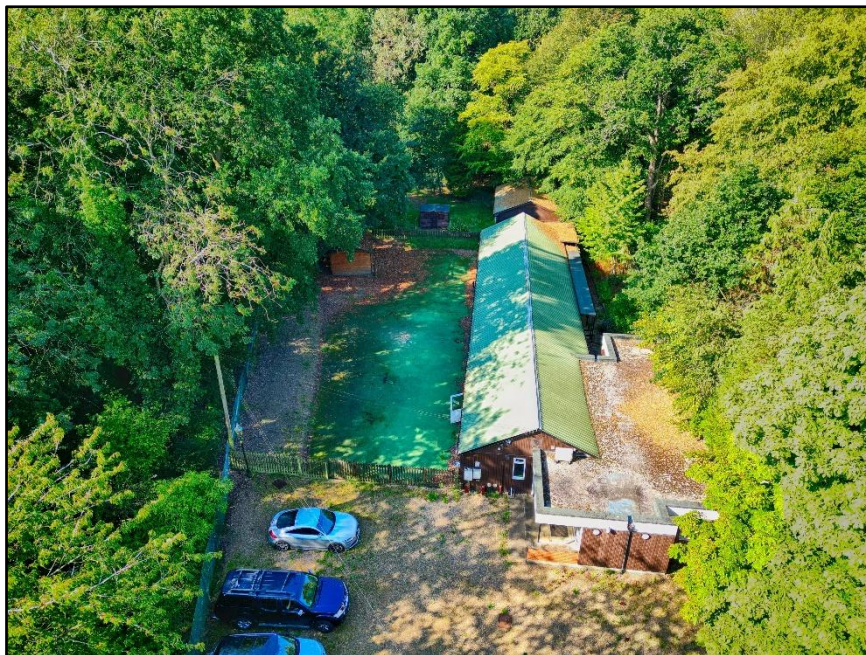


TO LET/FOR SALE

EDUCATIONAL PREMISES / REDEVELOPMENT OPPORTUNITY POTENTIAL FOR RESIDENTIAL DEVELOPMENT

Land at Hazel Road, How Wood, St Albans



2.2 ACRES (0.89 HA)

KEY INFORMATION

- Excellent City Edge Location
- Current Use – Education – Use Class F1
- Rare Development Opportunity for a Private Residential Development STP
- Brownfield – Previously Developed Land
- St Albans City Centre (3.7 miles); Watford (6.8 miles); London (23.1 miles)
- J21A M25 (2.3 miles); J6 M1 (2.0 miles); A414 (1.9 miles)

Location

How Wood is an affluent suburb of St Albans, located to the south of the City Centre. How Wood provides basic local amenities with further amenities available in St Albans.

The location benefits from being within commuter distance of London and excellent infrastructure links including the J21A M25, J6 M1 and A414, making the area highly desirable. The site is located to the southern edge of St Albans, in a residential area.

St Albans City train station (Midland Mainline) is (4.6 miles) providing access to London St.Pancras which is 22 miles (21 mins) with frequent trains to Bedford, Luton and Brighton. St Albans City Centre is approximately 3.7 miles, Watford is 6.8 miles and Central London is 23.1 miles.

How Wood train station (Abbey Line) is located 3 mins away (0.7 miles) provides links to St Albans Abbey Station and connects with Watford Junction. London Euston is accessible from How Wood station via Watford Junction in 32 mins.

How Wood provides nursery and Primary school facilities within 1.5 miles for ages 3-11. Both schools have received a 'Good' rating from Ofsted.

The education facilities include:

- How Wood Primary and Nursery School
- Park Street CoFE Primary and Nursery

St Albans offers independent, state and academy schools providing co-eds as well as all-girls and all-boys grammar schools all within 5 miles.

The Site

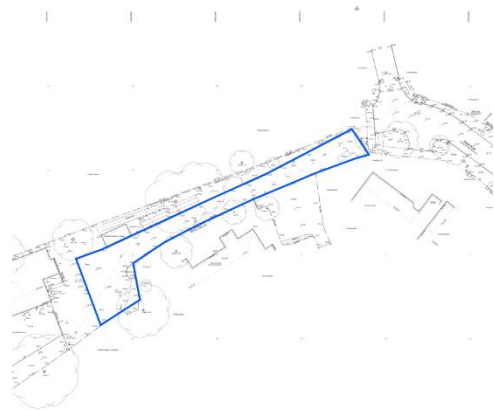
The site is available for lease in its existing use for educational purposes under Use Class F1 or for potential redevelopment.

The site comprises 2.2 acres in total (Gross Developable Area). The site is not located within a Conservation area but is part of the Green Belt. However, the site benefits from existing built structures and hard surfaces associated with the existing use as a preparatory school.

The site contains several trees which are not constrained by TPO's or Group TPO's. The site is not in proximity to any Locally Listed or Listed Buildings. In terms of topography, the land is relatively level.

The site is currently accessed via Hazel Road and will be sold with the benefit of an easement for all purposes, as outlined in blue.

The site has no negative planning history. A nearby site received planning permission for residential development, backing off Hazel Road for 3 dwellings following the demolition of a bungalow under the reference 5/20/0475.



Development Opportunity

The site presents an opportunity for a high-end private residential development in a sought-after location.

The existing buildings measure approximately 3,358 sqft (footprint) (312 sqm) GIA. The wider area is predominantly residential with a mixture of both bungalows and detached dwellings, to the east and west.

The site will be sold subject to the existing tenancy which expires on 31st August 2025.



Access

The site is to be accessed off Hazel Road, with a right of way granted (area outlined in blue) with or without vehicles to the site outlined in red.

Services

Services are assumed to be available in the adjacent highway. Mains services (including mains gas) are connected onsite and Hazel Road.

Marketing and Offers

The site is offered on a leasehold for the existing use or freehold for redevelopment. The vendor maintains the right to not accept the highest or any offer received.

VAT

The VAT position is to be confirmed.

Tenure

The freehold interest is being offered for sale subject to the existing tenancy. The leased area forms a substantial part of the freehold which is leased to Haberdashers' Aske's Boys Pre-prep School who have vacated and have alternative premises. The current rent passing is £44,000 per annum. The existing lease expires on 31st August 2025. A copy of the lease is available on request.

EPC

The EPC for the Main School is Band C and expires on 8th December 2032.

Rateable Value

The current rateable value is £45,250 (1st April to present).

Viewing

Access is via the entrance along Hazel Road. Access onto the site is strictly by prior appointment only with Kirkby Diamond.

Questions should be sent to:

Andrew Wright

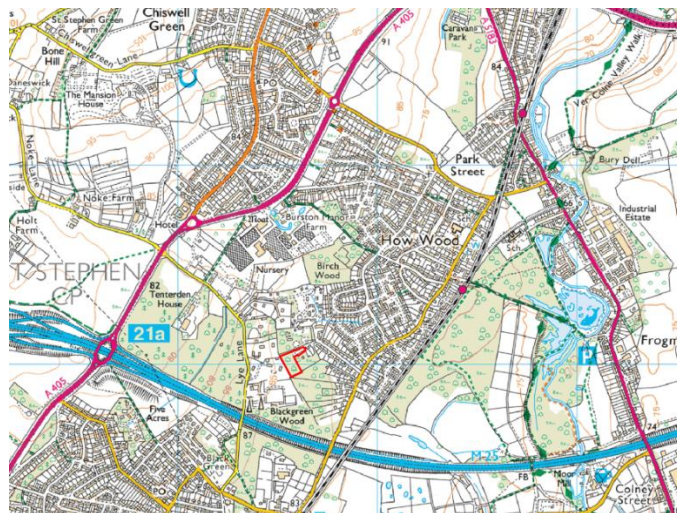
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Lease Plan - Haberdashers' Aske's Boys Pre-Prep School (Outlined in Red)