



Agricultural/Amenity Land

Plot 2, The Hawthorns, Lower Luton Road, Harpenden, Hertfordshire AL5 5FH

*GUIDE PRICE:

£6,000+ (plus fees)

A level plot which measurers approx 0.2 acres that forms part of a larger parcel of land opposite the Katherine Warrington School.

Set in the Green Belt on the edge of Harpenden opposite developed land, this plot is within a paddock that measures approximately 9 acres that has a lengthy frontage to the Lower Luton Road. This paddock is subject to an Article 4 directive and has been divided into 40 plots, most being similar in size which would allow for an appealing development, should planning consent ever be achieved.



Partner Agent:



Tenure: Freehold

Local Authority: St Albans District Council. Tel: 01727 866100

Solicitors: Aristone Solicitors, 12 Cardiff Road, Luton, LU1 1QG. Tel: 01582 383888. Ref: Katey Bentley.

Energy Performance Certificate (EPC): Current Rating N/A

Additional Fees

Buyer's Premium: There is £1,000 +VAT Buyer's Premium payable on this lot.

Administration Charge: Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.