

Freehold Site For Sale

Mill Road

Hertford East



Residential development opportunity subject to planning

Immediately adjacent to Hertford East railway station


Opposite residential developments to the north and west

Site Area - 1.16 ha (or 2.86 acres)

www.brbrlandsales.co.uk

Hertfordshire

SG14 1SB

 **BRB (Residuary)**
Ltd

**Lambert
Smith
Hampton**

Mill Road

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Location

The site is located in an established residential area in the north of Hertford town, to the north of the A414 and to the west of the A10. It is situated to the north of Hertford East railway station and is bounded by Mill Road to the west and Mead Lane to the north. Also, it has a boundary with land owned by Network Rail to the east. There is a large Tesco supermarket just to the south of Hertford East railway station. The main bus stop is close by.

Description

The site has a total area of approximately 1.16 ha (2.86 acres) shown edged red on the site plan. It is level and an elongated triangle in shape. The west section of the site, which contains one single storey building and land, is tenanted.



Planning

Although the site has no formal planning designation, the site is shown indicatively for predominantly residential use in the emerging Mead Lane Urban Design Framework, due to be adopted in mid 2012. BRBR has made representations on the Urban Design Framework promoting the residential development of the site. BRBR has submitted a formal pre-application to the local planning authority for a residential development of the site. This and subsequent responses are shown on www.brbrlandsales.co.uk

Tenancy

Speedy Hire occupy part of the west of the site with access from Mill Road. The contractual term of the lease expires June 2012, lease available on www.brbrlandsales.co.uk. The tenancy area contains one single storey building and land.

Services

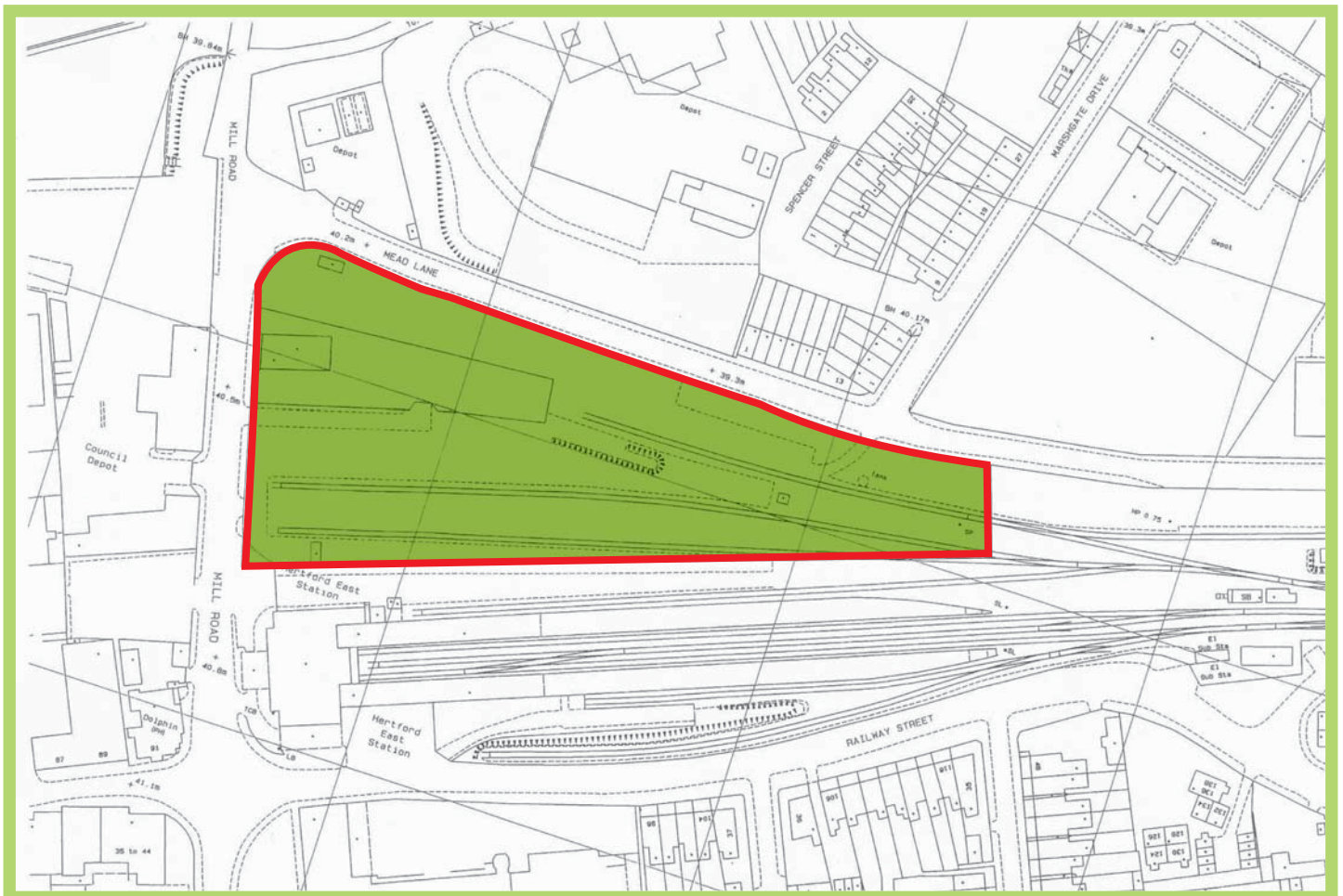
A services capacity report will be displayed on www.brbrlandsales.co.uk

Supplementary Documents

An information pack containing plans and ground surveys is displayed on www.brbrlandsales.co.uk

VAT

The sale will be subject to VAT at the applicable rate.





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Tenure

Our client is proposing to sell the freehold interest in the property edged red.

Viewing

By appointment, please contact the selling agent.

Closing Date for Offers

Closing date for offers 12.00 noon on Friday 2nd March 2012. BRB (Residuary) Ltd reserves the right not to accept the highest or any offer received.

Further Information

Please visit www.brbrlandsales.co.uk for further details and other BRB (Residuary) Ltd disposals, and to register for email bulletins for forthcoming sites.

**Lambert
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Subject to contract

MISREPRESENTATION ACT: These particulars and the description and measurements therein are intended only as a guide and do not form part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed and the particulars are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT. January 2012

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