

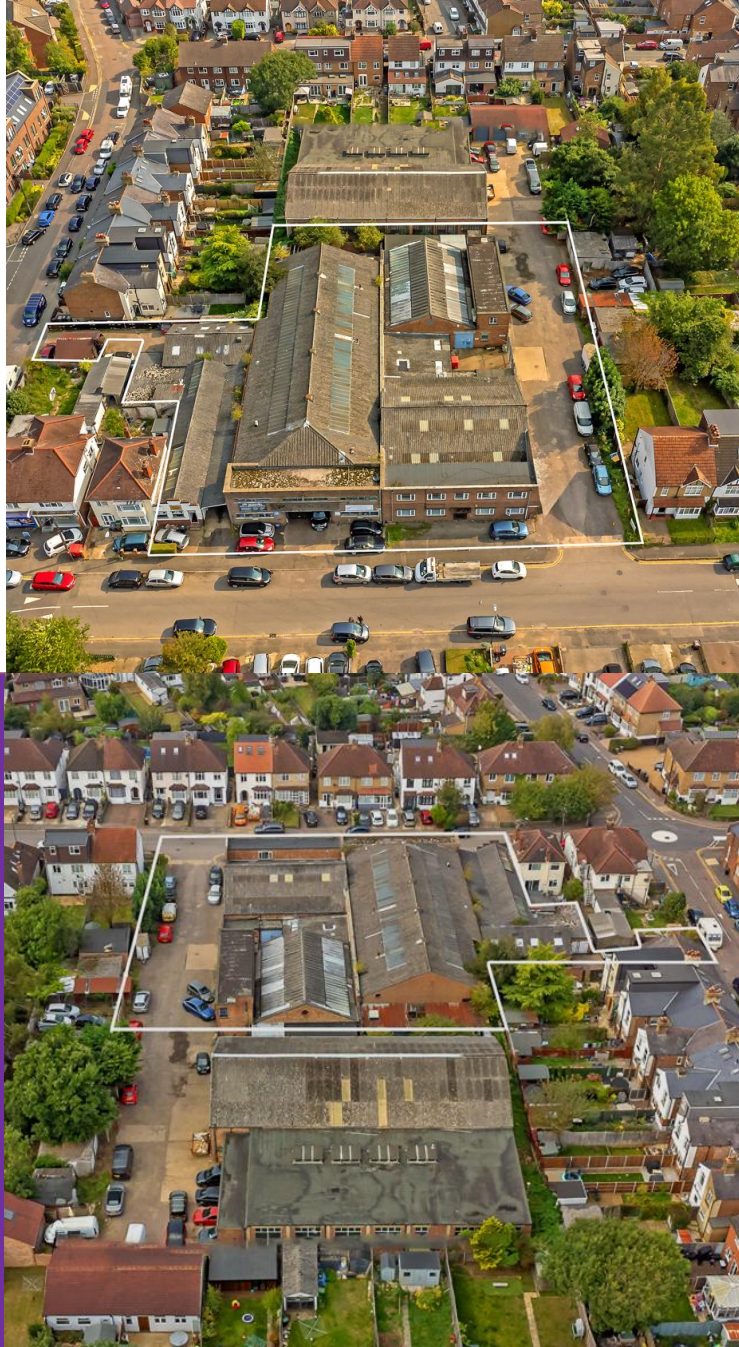


**11-19 Sutton Road & 5-7 Pickford Road, St Albans, Hertfordshire, AL1 5JQ**

Offers invited unconditionally or subject to planning.

**Cassidy  
& Tate**  
Land & New Homes





# Key Highlights

- 0.71 acres of land for redevelopment
- Current use classes: B2, B8 & E
- Allocated for residential development in the emerging St Albans Local Plan
- Close to St Albans City Station, The City Centre Amenities

## Site Overview

The site consists of a collection of two-storey commercial buildings of brick construction with mainly corrugated roof - assumed to contain asbestos.

They are currently home to two vehicular workshops, an engineering company and a printing company. Within the site, Pickford Road provides rear access to houses fronting Cambridge Road and Maxwell Road which will need to be retained. The site is of flat terrain across its entirety.

Sutton Road primarily consists of traditionally built two storey semi-detached residential homes the majority of which have extended into the roof to create dormers.



# Information

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## Technical Information

Please follow this link to the Data Vault for more information, including planning documents and technical information.



## Method of Sale

For sale by tender. The vendors will consider unconditional or subject to planning offers for the site.

## Viewing arrangements

Viewings are strictly by appointment only. Viewing days will be held and dates will be released in due course.

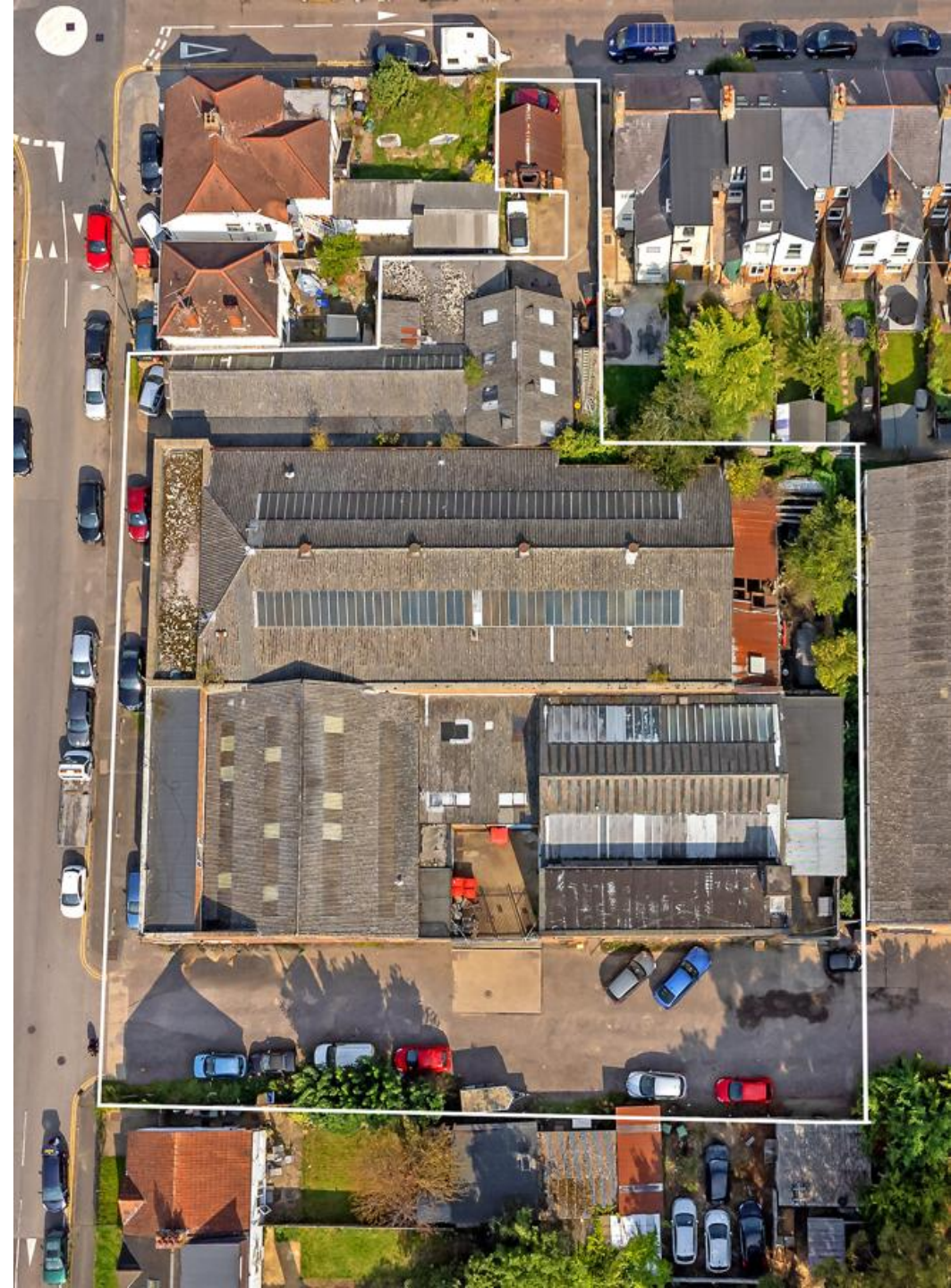
## VAT

The site is not elected for VAT.

## Planning Status

The site has been identified in St Albans draft local plan for residential development of c. 29 units under reference UCS-SA-HD-029-v2.

A pre-app has been carried out on the site which is provided in the technical pack for guidance along with a number of plans, reports and title information.





# Details

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Although numbers 11 & 11a Pickford Road are included within the surveys and plans, they are not included in this sale.

Conditional offers are of interest; subject to terms being agreed. Please ask for further information on the vendors terms of a conditional sale.

The boundary line is negotiable to create the most efficient site size. Please ask for further information.



# Location

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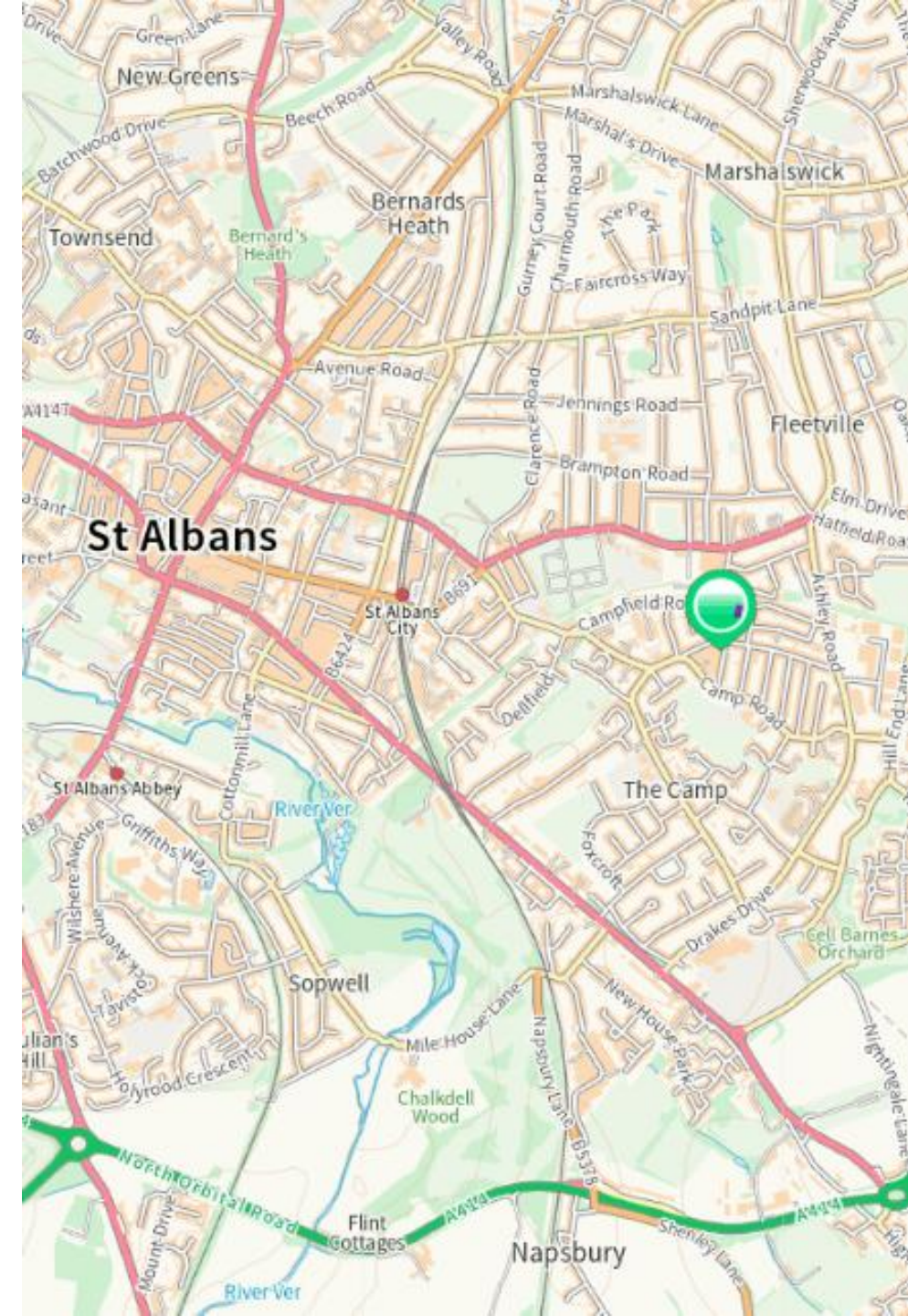
The site is located to the north-east of St Albans City, just south of Hatfield Road which provides an array of coffee shops, restaurants and shops, including Morrisons supermarket.

It is less than a mile to St Albans City Station and 1.4 miles to St Albans City Centre.

The site is in a convenient location for well-regarded schools to include Camp, Fleetville JMI, Samuel Ryder and Verulam.

The site will appeal to both growing families and commuters alike.

**what3words**  
until.home.hammer



# Get in touch

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For further information or to arrange a site visit, please get in touch today.



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