

LOCATION

The property is located near Sandridge, a village in Hertfordshire approximately 27 miles northwest of Central London and 2 miles northeast of St Albans. Sandridge has a population of c, 12,000 (Census 2021).

The property is located nearby to major road networks with Junction 8 of the M1 lies 8 miles west of Sandridge, Junction 4 of the A1(M) is 5 miles and Junction 22 of the M25 is 4 miles south.

DESCRIPTION

Overview

The site comprises a mix of agricultural land and commercial land split as follows:

- Agricultural Land: 19.80 acres / 8.01 hectares
- Commercial Land: 6.10 acres / 2.47 hectares

Agricultural Land

The built-up element is surrounded by c. 20 acres of Grade 3 Agricultural land, the vast majority which is open grassland. There are no existing tenancies over this land.

Built Space

The site includes several mainly single-storey buildings that were used as laboratories, offices, and workshops (amongst other uses). Together, they cover circa 62,692 sq. ft. (5,824.31 sq. m).

There are 206 marked car parking spaces.

Access

There is existing vehicular access through a double electric gate to the north of the site off Woodcock Hill Road, providing entry to the built-up area. A double fenceline runs around this built-up area, separating it from the agricultural land. There is a gate to the south of the built-up area, providing access into the agricultural land. There are two additional access points to the agricultural land from the junction of Woodcock Hill and Nashes Farm Lane.

Site Considerations

The radio mast adjacent to the entrance to the site and area it sits on will not be included as part of the sale. This area spans to circa. 0.14 acres / 0.05 hectares.

The site sits within Green Belt designation.

ACCOMMODATION

Block	GEA Sq. Ft.	GEA Sq. M
Block 1&2	34,513	3,206
Block 3	230	21
Block 4	1,787	166
Block 5a	1,722	160
Block 5	15,000	1,394
Block 6	5,861	554
Block 7	620	57
Block 8	5,851	543
Block 9	506	47
Block 10	4,306	400
Block 11	281	26
Block 12	1,141	106

TERMS

Freehold proposals are sought on an unconditional on planning basis. Proposals submitted are to include the offered purchase price alongside other relevant terms and conditions.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

EPC

Commissioned. Certificates to be provided by mid-February 2026.

VAT

The site is thought not to be elected for VAT. Confirmation pending.

ANTI-MONEY LAUNDERING

To comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

PLANNING REVIEW

Although the site is located entirely within the designated Greenbelt where any development is tightly controlled in planning terms, given the existing buildings on the Site, there may be an opportunity for some form of redevelopment within the extent of the previously developed land. Any development outside of the previously developed land would need to demonstrate 'very special circumstances' for development. In principle, assuming that any future development remained within the extent of the previously developed land, any proposals should demonstrate that it would not cause substantial harm to the openness of the Greenbelt.

The Councils currently adopted Local Plan was adopted in 1994. The Council are in the process of preparing a new Local Plan - targeting adoption in March 2026. Within the emerging Local Plan, the Site remains within the designated Greenbelt. It is considered too late to promote the land for development or allocation in the emerging Local Plan.

Development proposals that focus on the previously developed land within the red line boundary will stand the greatest chance of planning success with early engagement with the Council recommended to understand their position for development proposals in this location.

For further information on the current planning status and planning perspective of the site, please contact either St Albans City & District Council or Max Goode, Carter Jonas Planning (contact details on the last page).



Carter Jonas

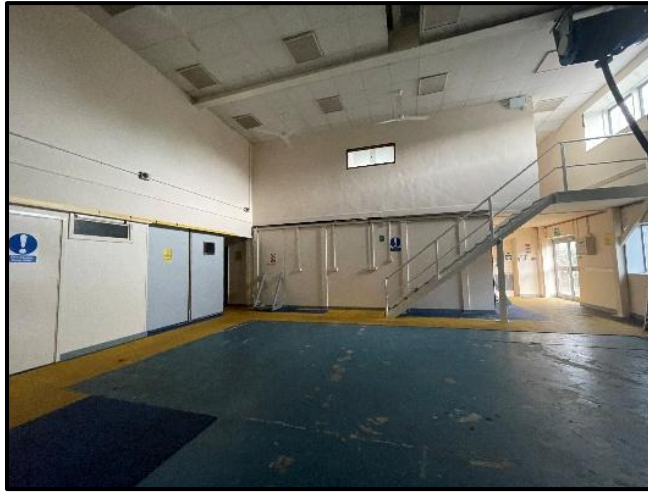
DRONE PHOTOS



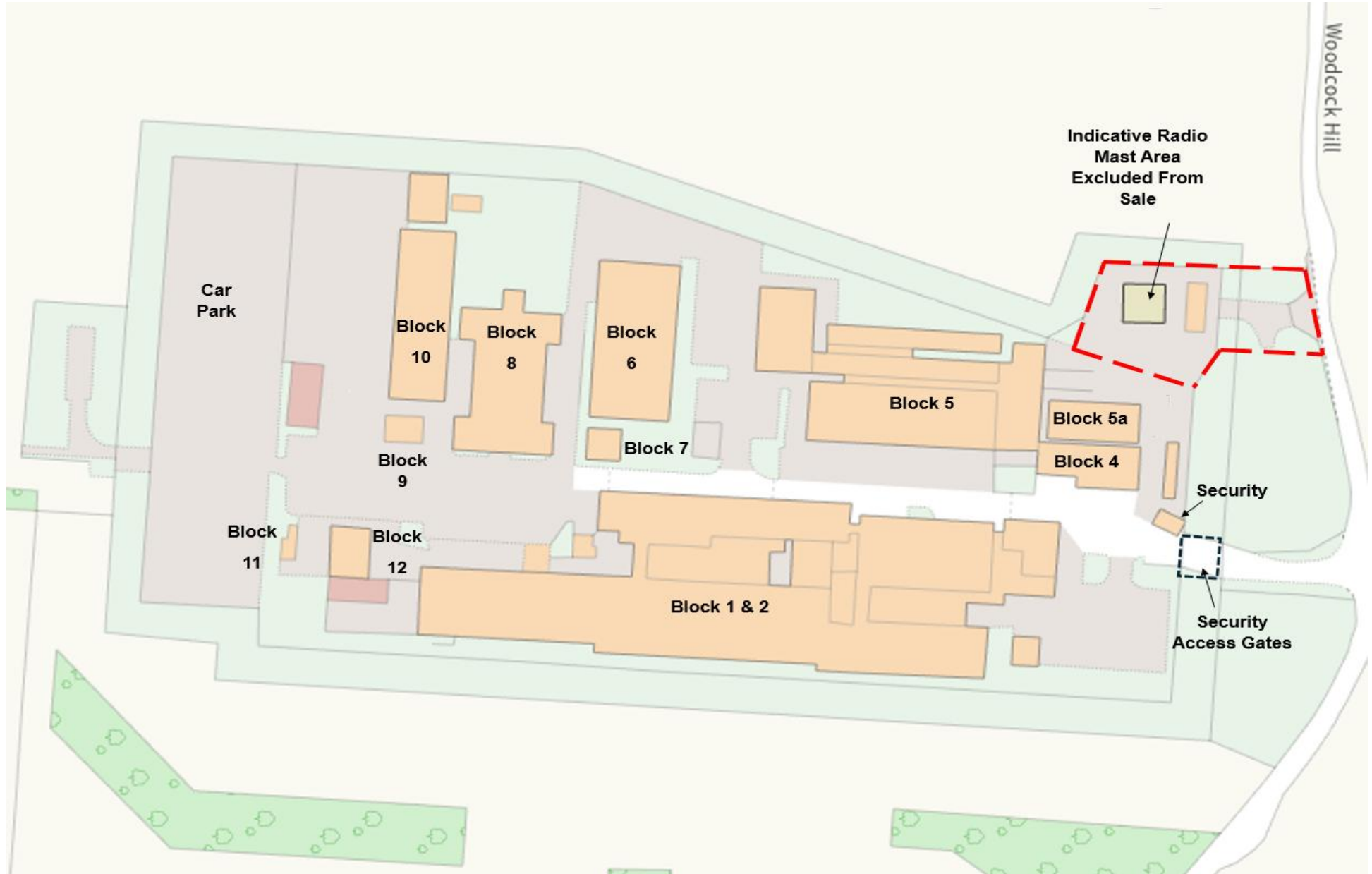
BUILDING EXTERIOR PHOTOS



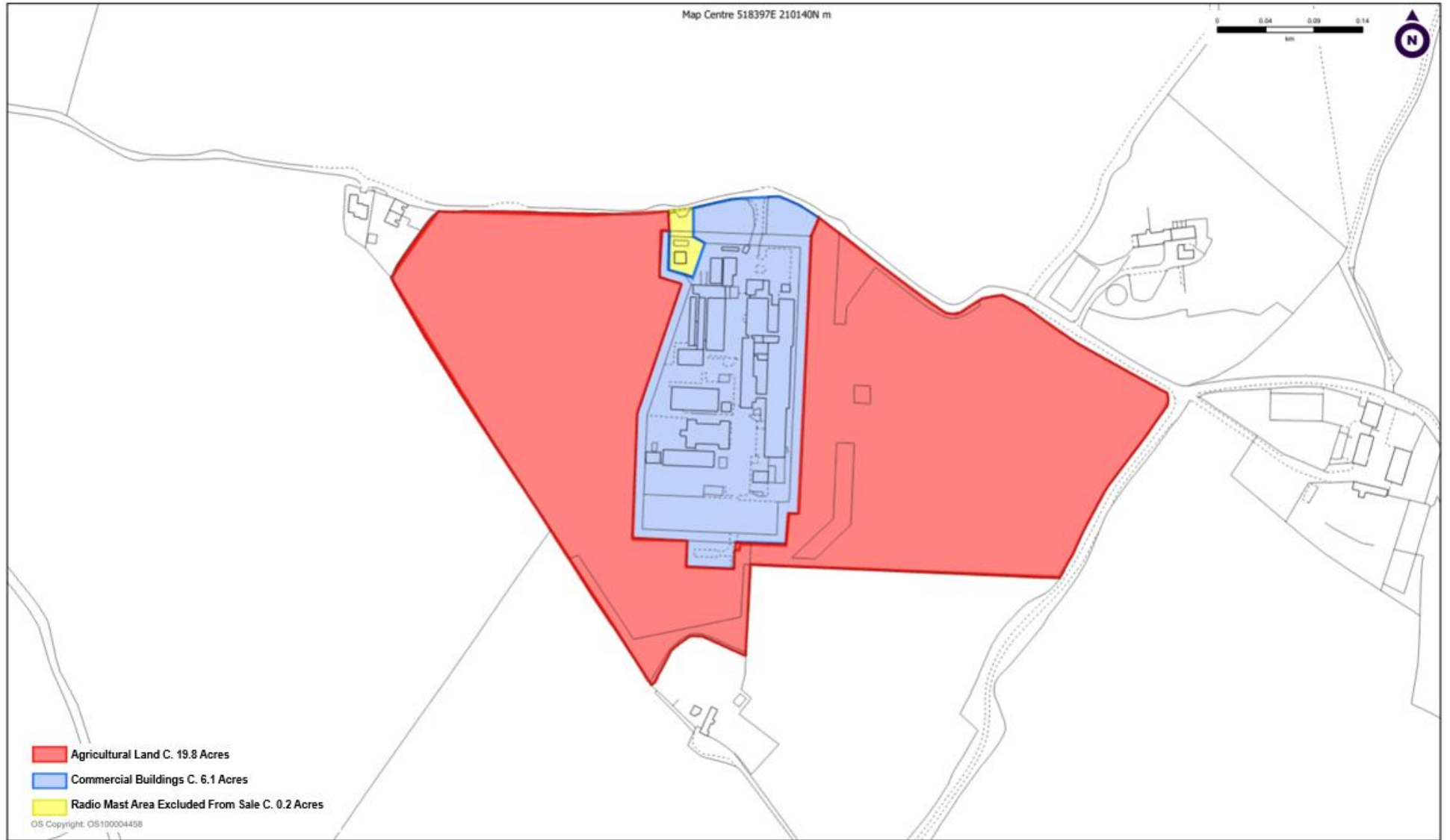
BUILDING INTERIOR PHOTOS



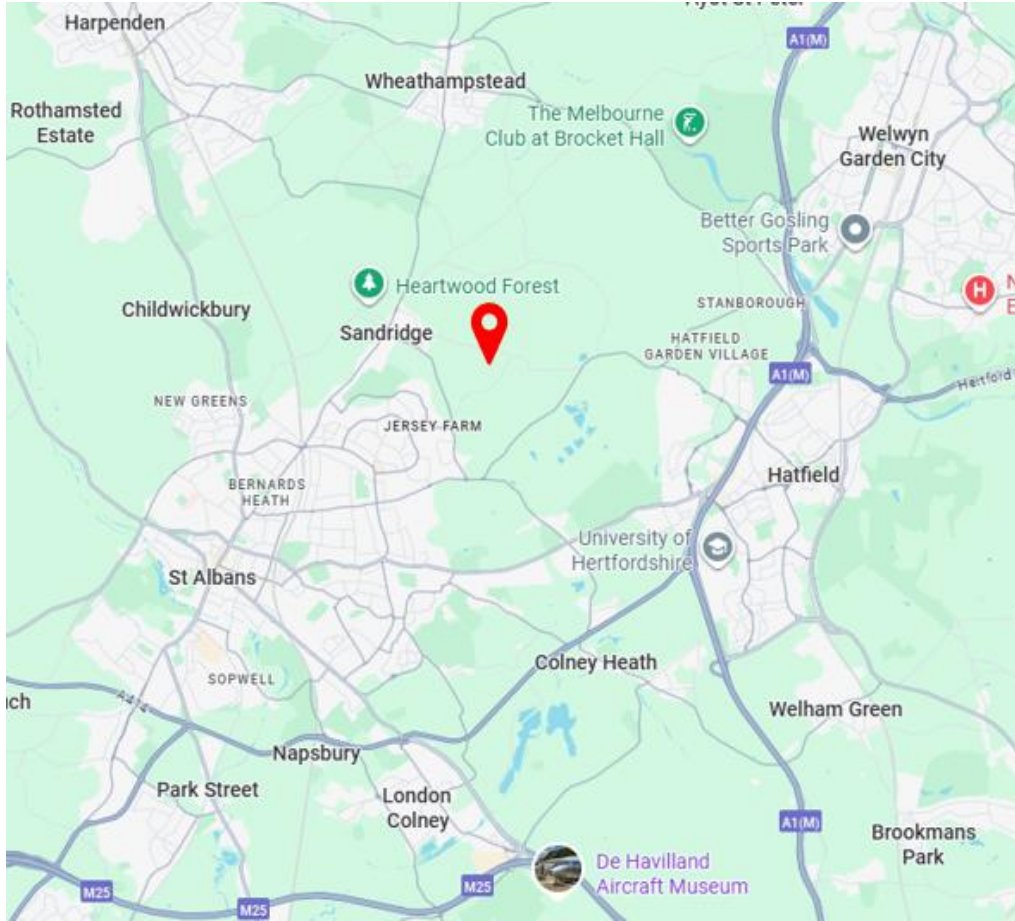
BUILDING PLAN



TITLE BOUNDARY



LOCATION MAP



Source: Google Maps, 2026



Source: Google Maps, 2025

VIEWINGS

Strictly by appointment with agents. The site is fully fenced with 24/7 onsite site security.

CONTACTS

DISPOSAL AGENTS

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PLANNING ENQUIRIES

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IMPORTANT INFORMATION

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