

## For Sale

### Land to the south of The Beeches, Park Street, St Albans, Herts, AL2 2NL

- £120,000 for the Freehold
- 0.37 Acres / 0.15 Hectares
- Approximately 0.37 acres of land which is sold on an unconditional basis, with purchasers responsible for their own enquiries regarding alternative uses or development.
- Well-connected location with excellent local amenities, positioned on the outskirts of St. Albans with prominent frontage onto Park Road.



## Land to the south of The Beeches, Park Street, St. Albans, AL2 2NL

### Location

The land is situated on the outskirts of St. Albans, offering excellent access to London by both road and rail. St. Albans mainline train station provides direct services to St Pancras, with a local line connecting to London Euston.

The area benefits from outstanding local amenities, top-tier state and private schools, and proximity to St. Albans City Centre, known for its vibrant shopping, dining, and leisure options.

### Terms & Tenure

The land is sold on an unconditional basis at a figure of £120,000.

### Accommodation

0.37 Acres of Land

All dimensions and measurements are approximate.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

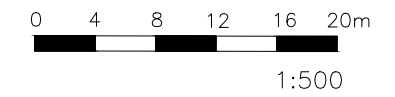
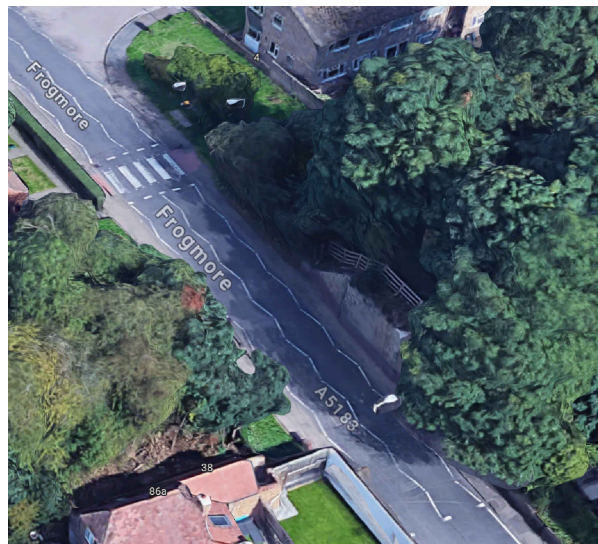
### Viewing

Strictly by appointment only please contact:

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Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)

# Existing Site



2402 - Park street  
Pre Planning meeting  
14.02.2024 Client Review