

## St Albans

### Land to the Rear of Norris Close London Colney Hertfordshire AL2 1UN

- **Freehold Vacant Site**
- **0.16 Hectare (0.39 Acre) Site**
- **Development potential (subject to obtaining all necessary consents)**
- **Road access from north and south of plot**
- **Adjacent site (former church) currently being redeveloped for retail/residential**
- **Adjacent to Norris Close, a new residential development built in 2013**

## Vacant Possession

**Tenure**  
Freehold.

### Location

The city of St Albans, with a catchment population of some 120,000, is located approximately 25 miles north-west of Central London and 7 miles north of Watford. The city benefits from excellent communications, being within easy reach of the A1(M), M25, M1 and M10 motorways, as well as having regular rail services to north and south.

The property is situated close to Napsbury Park and adjacent to Norris Close, a new residential development constructed in 2013. London Colney lies immediately to the east. Public transport includes Park Street Rail Station (London Midland). The Colney Fields Retail Park offers excellent shopping facilities and the M25 Motorway (Junction 22) is a short drive.

### Description

The property comprises a broadly flat irregular shaped parcel of land extending to 0.16 hectares (0.39 acres).

### Tenancy

The property is to be offered with VACANT POSSESSION.

### Seller's Solicitor

C Hodder Esq, Sherrards Solicitors.  
Tel: 0207 478 9010.  
E-mail: charles.hodder@sherrards.com



### Planning

St Albans City and District Council Planning Department.

Tel: 01727 866100.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

We are advised an EPC is not required.



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## Spilsby

### White Hart Cornhill Lincolnshire PE23 5JP

- **Attractive Freehold Vacant Pub/Hotel**
- **Market town**
- **Central location on High Street**
- **17th Century coaching inn**
- **May suit owner occupier or investor**

### Tenure

Freehold.

### Location

Spilsby is an attractive market town located on the A16, 121 miles west of Skegness, 16 miles south of Louth and 32 miles east of Lincoln.

The property is situated on the High Street, close to the junction with The Terrace and Ashby Road.

Occupiers close by include a variety of local traders.

## Vacant Possession

### Description

This Grade II listed property is arranged on cellar, ground and one upper floor to provide a 17th century coaching inn comprising bars, function room, 8 en-suite bedrooms and 3 bedroom staff living accommodation. The property benefits from outbuildings and a car park to the rear.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>284.84 sq m</b>	<b>(3,066 sq ft)</b>
<b>First Floor</b>	<b>158.86 sq m</b>	<b>(1,710 sq ft)</b>

### Tenancy

The property is to be offered with VACANT POSSESSION.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

EPC Rating 97 Band D (Copy available on website).

### Seller's Solicitor

Mr P Moran, TLT Solicitors.  
Tel: 0333 006 0947.  
E-mail: philip.moran@tltsolicitors.com



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