

Markyate Cell Park, Hertfordshire AL3 8QH

- A Grade II* Listed Manor House with Attached Annexe extending to Approximately 1,209 sq m (13,005 sq ft) excluding Outbuildings
- 'North Lodge' extending to Approximately 89 sq m (960 sq ft)
- 'South Lodge' extending to Approximately 91.5 sq m (985 sq ft)
- Parkland Setting on Grounds extending to Approximately 79 Acres (31.9 Hectares)

Vacant

**DISCLOSED MAXIMUM RESERVE
£4.25 MILLION**

BY ORDER OF MORTGAGEES



To View

Please contact the Joint Auctioneer.

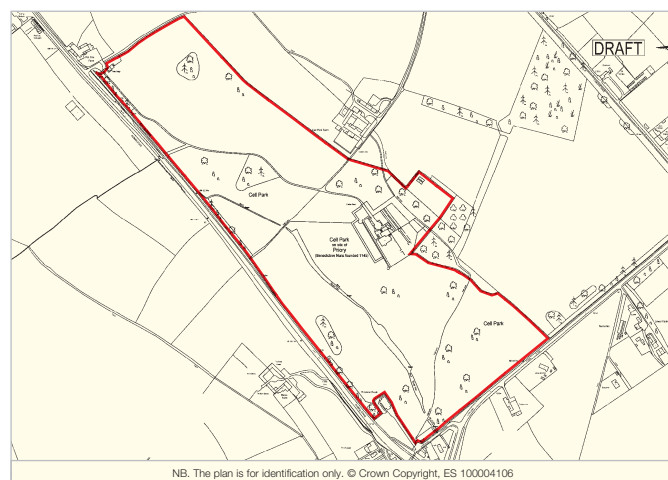
Joint Auctioneer

Savills (Ref: Mr Julian David).
Tel: 01582 465002.
Email: jdavid@savills.com

Seller's Solicitor

Shakespeare Putsmans
(Ref: Ms R O'Shaughnessy).
Tel: 0121 237 3000.
Email:
rachel.o'shaughnessy@shakespeares.co.uk

**VACANT –
Freehold Manor House and Land**



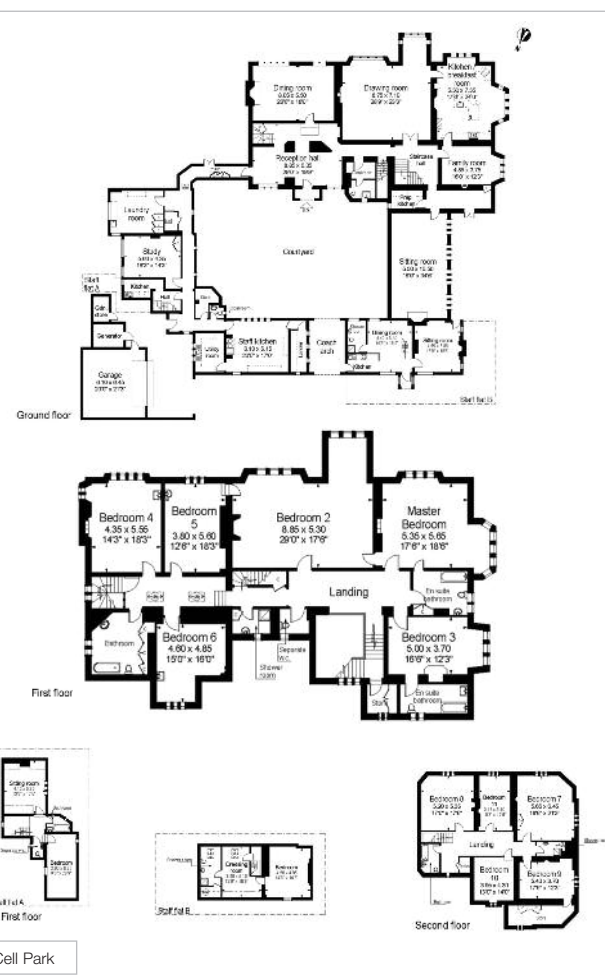
Tenure
Freehold.

Location

Cell Park is situated to the north of the popular village of Markyate in south-west Hertfordshire close to the source of the River Ver. The western boundary of the estate is flanked by the A5, where the main entrance to the property can be found. There are additional entrances via the North and South Lodges at each end of the estate. The Manor House stands in an elevated position overlooking its own parkland gardens. Cell Park is 13 miles from the historic Cathedral town of St Albans and 35 miles from Central London. The towns of Luton, Harpenden and St Albans cater for all shopping needs. Harpenden Station is 7.5 miles to the east and offers direct Thameslink rail services to St Pancras International (journey time from 27 minutes). Junction 9 of the M1 Motorway is close by, with the M25 Motorway (Junction 21) being approximately 9 miles to the south.

Description

The property comprises a stately Grade II* Listed manor house with annexe extending to approximately 1,209 sq m (13,005 sq ft). 'North Lodge' extends to approximately 89 sq m (960 sq ft). 'South Lodge' extends to approximately 91.5 sq m (985 sq ft). The buildings occupy parkland grounds extending to approximately 79 acres (31.9 hectares).



Accommodation

Manor House (approximately 1,209 sq m, 13,005 sq ft)

Ground Floor – Staff Kitchen with Larder and Utility Room, Cloakroom, Store, Kitchen Area, Study, Laundry Room, Reception Hall, Dining Room, Drawing Room, Cloakroom, Kitchen/Breakfast Room, Family Room, Two Sitting Rooms, Dining Room with Kitchen and Shower Room

First Floor – Master Bedroom, Five Further Bedrooms, Two En-Suite Bathrooms, Bathroom, Shower Room, Separate WC

Second Floor – Five Bedrooms, Bathroom with Separate WC, Shower Room with WC, Storage Area

'North Lodge' (approximately 89 sq m, 960 sq ft)

Reception Room, Three Bedrooms, Kitchen/Breakfast Room, Bathroom/WC

'South Lodge' (approximately 91.5 sq m, 985 sq ft)

Reception Room, Two Bedrooms, Dining Room, Utility Room, Kitchen, Bathroom with WC, Separate WC

Planning

Local Planning Authority: Dacorum Borough Council.

Tel: 01442 228000.

The Manor House and walled garden nearest the Manor House are Listed Grade II* and Grade II respectively as they are of special architectural or historic interest.

Registered Bidding

Please note that registered bidding will apply to this lot. Prospective purchasers will be required to submit a Buyer's Slip together with 2 forms of ID (one copy passport) prior to the Auction. In return a bidding paddle will be provided. Bidders can email tom.wright@allsop.co.uk in advance of the auction, or register on the day.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



South Lodge



North Lodge



Manor House Courtyard