



GLPG

**Cassidy
& Tate**
Land & New Homes

CGI of the Proposed Development

270 - 272

LONDON ROAD,
ST ALBANS, AL1 1HY



Approximate Site Outline

Executive Summary

CONSENTED DEVELOPMENT OPPORTUNITY TO CREATE 5 HIGH-QUALITY FAMILY HOMES IN ST ALBANS

- A 1.2-acre (0.5 ha) site comprising 2 vacant dwellings with associated outbuildings
- Located in a prime location just southeast of the St Albans city centre
- Planning consent to create 5 x five-bedroom dwellings
- Each dwelling has been designed to deliver generous internal space, flexible accommodation and high-quality amenities
- The total proposed GIA is approx. 1,614 sqm (17,373 sqft)
- Off-street parking, with visitor parking provision and shared gated access
- It is our understanding that there are no CIL or S106 contributions
- The property is for sale freehold by way of informal tender (unless sold prior) at Offers Over £4,000,000, subject to contract

Location

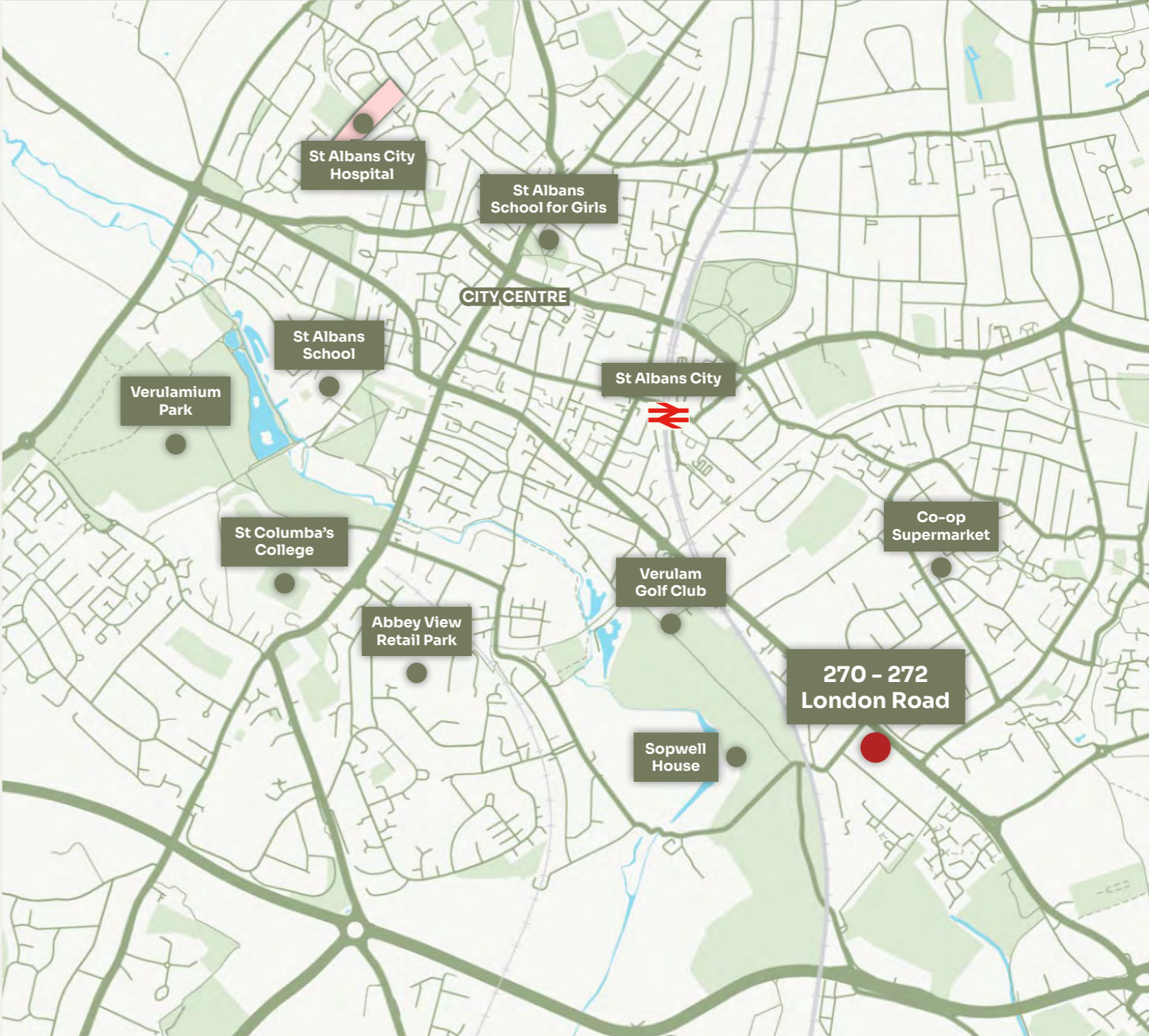
Situated just southeast of St Albans' historic core, this property enjoys a privileged position balancing urban convenience with leisure. It is located just a 15 minute walk from the prestigious Sopwell House, placing luxury spa facilities and picturesque grounds virtually on your doorstep.

The immediate neighborhood is anchored by the vibrant London Road, offering an eclectic mix of independent cafes, restaurants, and essential supermarkets. A standout local highlight is the beautifully restored Odyssey Cinema, an Art Deco landmark that serves as a unique cultural hub for the community.

For broader amenities, the main city centre is less than a mile away. This proximity provides easy access to a wider selection of high-street shopping and services, ensuring that while the property feels like a retreat, the full connectivity and energy of St Albans are always within reach.

KEY DISTANCES

Co-op Supermarket	0.5 miles
Verulam Golf Club	0.7 miles
Sopwell House	0.7 miles
St Albans City Station	1.3 miles
Abbey View Retail Park	1.6 miles
St Albans School	1.6 miles
St Albans Girls School	1.7 miles
St Columba's College	2.1 miles
Verulamium Park	2.1 miles
St Albans City Hospital	2.2 miles





Planning

Planning has been granted (Ref: 5/2024/2254 – St Albans City & District Council) to create 5 detached dwellings in a contemporary architectural style, replacing 2 derelict properties, each designed to deliver generous internal space, flexible accommodation and high-quality amenities, with a total proposed GIA of approximately 1,614 sqm (17,373 sqft).

Each dwelling features a spacious open-plan kitchen, dining and living area as the heart of the home, complemented by a separate formal living room, a dedicated study, and practical ancillary spaces including a utility room and cloakroom.

Upper floors deliver four double bedrooms, including a substantial principal suite with dressing room and en-suite, alongside multiple further en-suite bedrooms. A standout feature is the top-floor cinema / media room, which could be used as a fifth bedroom.

The proposal also includes associated soft landscaping works, whilst retaining protected trees, with each dwelling benefiting from a private south facing garden (approximately 110 sqft – 170 sqft), landscaped outdoor space, and garden room (250 sqft).

Off-street parking spaces for each property are proposed, including provision for visitor parking.

Proposed Accommodation Schedule

Dwelling	Storey	Bed	Sqm	Sqft
1	3	5	318	3,423
2	3	5	330	3,552
3	3	5	318	3,423
4	3	5	330	3,552
5	3	5	318	3,423
Total			1,614	17,373

Financial Contributions

CIL & S106

It is our understanding that there are no CIL or Section 106 contributions.

Biodiversity Net Gain (BNG)

The approved scheme will be subject to the statutory requirement for Biodiversity Net Gain. Based on current assessments, it is anticipated that an off-site BNG contribution will be required, with an estimated cost in the region of £84,000.

Further details can be obtained from the planning documentation and supporting ecological reports and we encourage you not to rely on this information and to undertake your own due diligence in this matter.



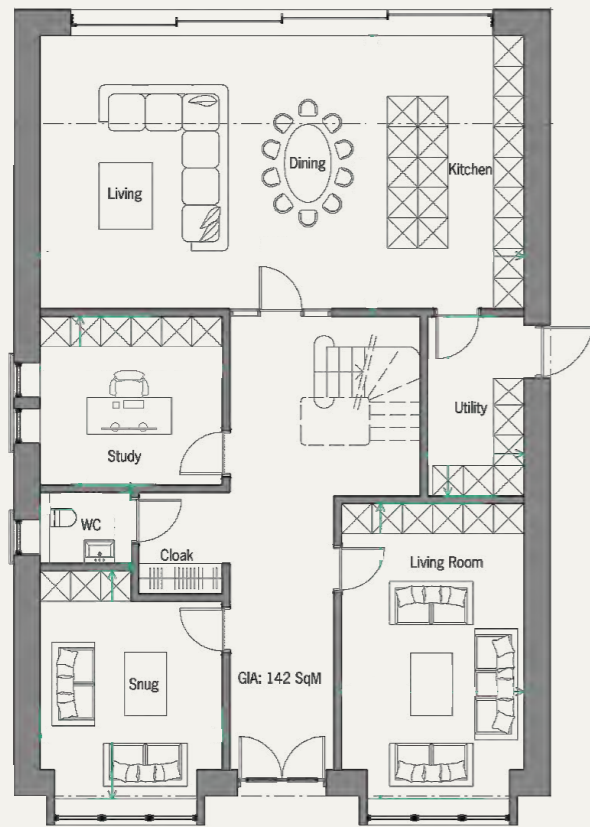
CGI of the Proposed Development

Proposed Site Layout

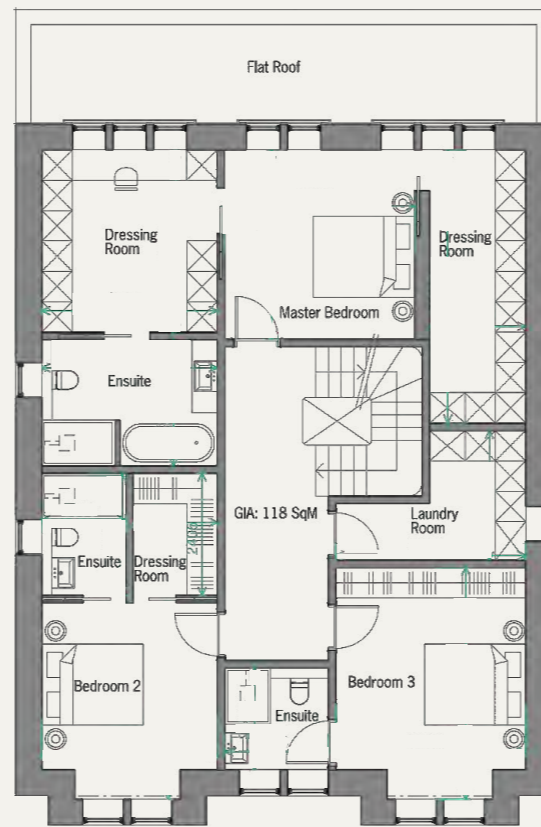


Proposed Floor Plans

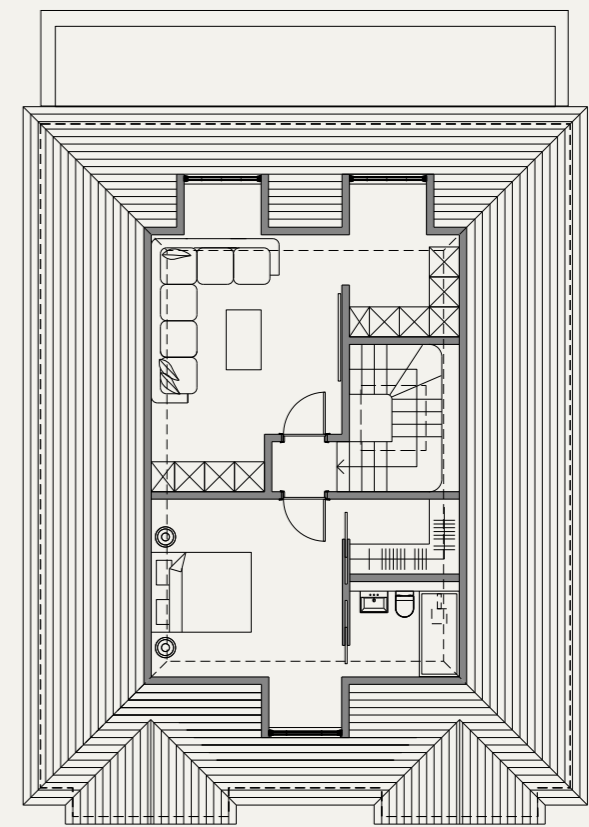
Dwelling 1, 3 & 5



Ground Floor



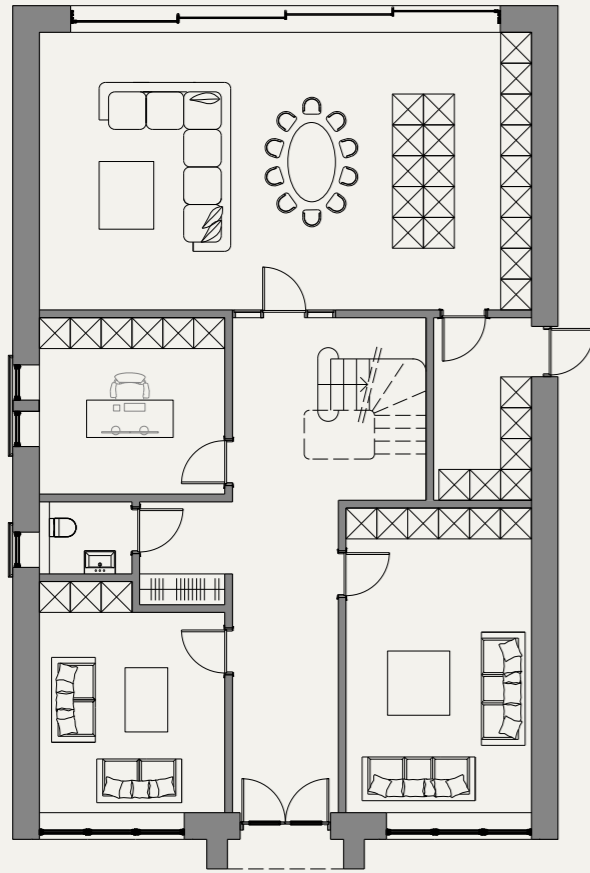
First Floor



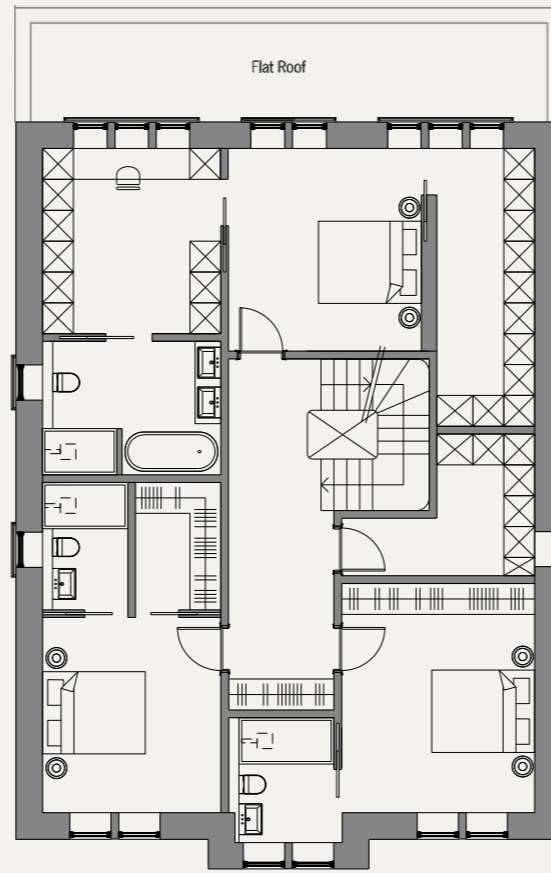
Second Floor

Proposed Floor Plans

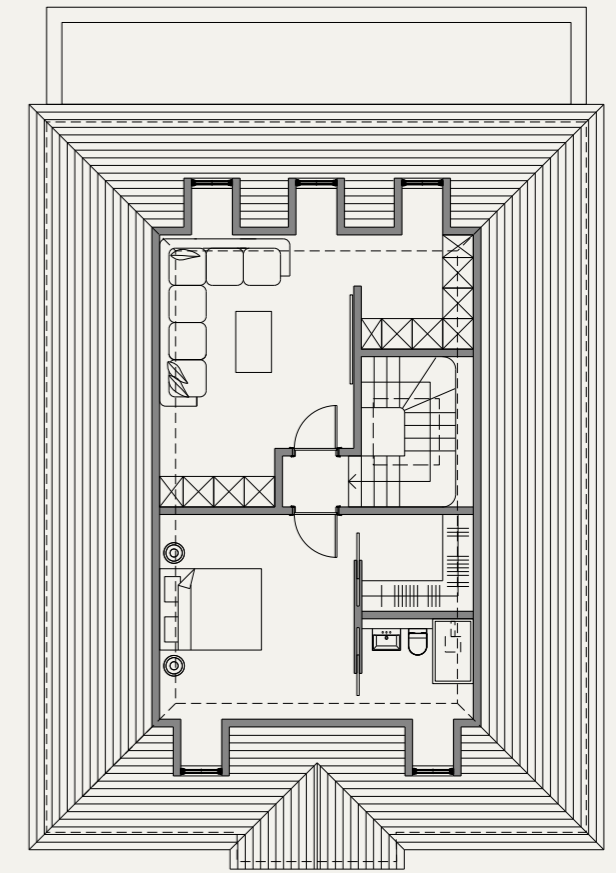
Dwelling 2 & 4



Ground Floor



First Floor



Second Floor

METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) at Offers Over £4,000,000, subject to contract.

VAT

The property is elected for VAT.

FURTHER INFORMATION

Further information and associated documents can be found by visiting:

www.glp.co.uk/270-272-london-road/

CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:

0203 336 7377 or email capital@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please contact the joint sole agents, GLPG or Cassidy & Tate:

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The logo for GLPG, consisting of the letters 'GLPG' in a bold, white, sans-serif font.The logo for Cassidy & Tate, featuring the company name in a serif font with '&' between the names, and the tagline 'Land & New Homes' in a smaller sans-serif font below.

Legal Disclaimer: GLPG Limited and Cassidy & Tate Limited, the "Agents" on their own behalf and on behalf of the Owner/Landlord of this property give notice that this document does not constitute any form of contract for sale or lease. Statements made by the Agents within emails, brochures, related documentation and other communication, including that of income, legal financial contributions, measurements and distances should not be relied upon and are made without prejudice.

Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.