

WISBEY GOODSSELL

CHARTERED SURVEYORS

Wisbey Goodsell & Partners
Independent Surveyors, Valuers & Property Consultants

FOR SALE

REDEVELOPMENT OPPORTUNITY

1.38 acre (0.56 ha) commercial yard including approximately
15,800 sq ft (1,468 sq m) of office, light industrial and storage buildings



**COLE GREEN WORKS
COLE GREEN
HERTFORD SG14 2NL**

cont

The School House, 6 Church Street, Ware, Herts SG12 9EG. Tel: 01920 487486. Fax: 01920 487476
website: www.wisbeygoodsell.co.uk

LOCATION

The property is situated in the small and picturesque village of Cole Green 4.5 miles west of Hertford.

The location affords easy access to the A414 dual carriageway with links to Hatfield and the A1(M) (4 miles to the west) and Hertford and the A10 (5 miles east). Welwyn Garden City is within 4 miles.

DESCRIPTION

Cole Green Works comprise a reasonably level site of around 1.38 acre (0.56 ha) containing a range of buildings of various age, size and style providing a total built floor area of approximately 15,800 sq ft.

At one time, the site formed part of the Panshanger estate and a number of the buildings on site can be considered of historical interest, including the former saw mill although, as we understand it, the buildings are not Listed.

The site is currently occupied by two Tenants and used as a groundworker's yard and premises (who also operate a grab service and skip hire business) and as a builders' merchants.

ACCOMMODATION

The layout of the site is shown, for identification purposes only, on the attached site plan with the extent of the site edged red.

The anticipated redevelopment of the site is likely to involve the retention of the following historic buildings which can be identified on the aforementioned plan:-

- Saw mill
- Merchant's store
- Yard offices
- Barn

TENURE

We are instructed to seek offers for our client's freehold interest in the site which we understand is subject to existing tenancies namely:-

1. D J Head
2. Lea Valley Building Supplies

Both Tenants are holding over following the expiration of their Leases on 31 December 2010. D J Head has served a Section 26 Notice dated 26 July 2011 requesting a new tenancy.

TOWN PLANNING

The site lies in the Green Belt and adjoins a number of statutory Listed Buildings, the setting of which the Council require to be treated sympathetically. Within the grounds there are also a number of historic buildings which, although not Listed, the Council wish to see retained.

Offers are invited subject to contract (and planning as necessary) for redevelopment of the site for business, leisure, community and other purposes compatible with the rural area and residential surroundings.

PRICE

Offers invited for the freehold interest.

VAT

Not applicable.

LEGAL COSTS

Each party would be responsible for their own legal costs.

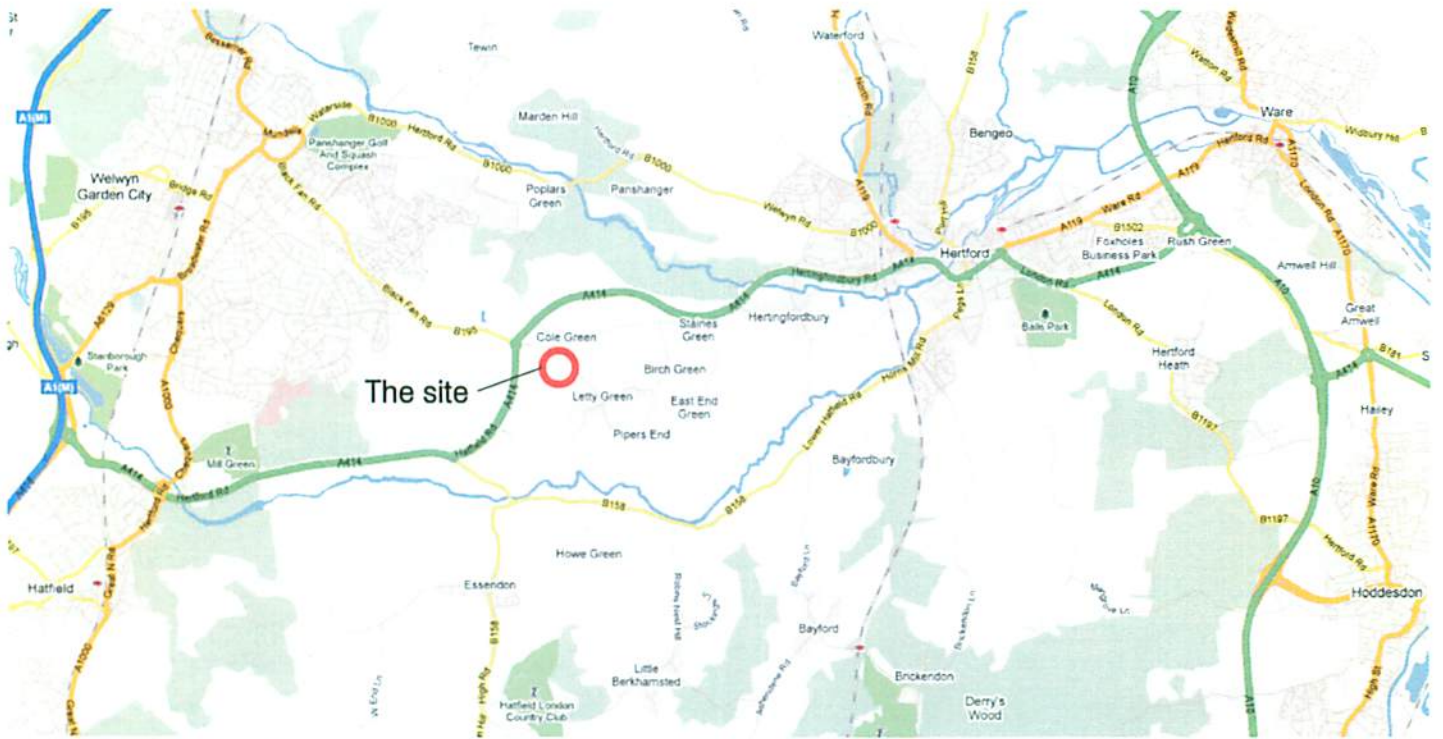
VIEWING

Strictly by appointment. Contact: Iain Davies at Wisbey Goodsell and Partners on 01920 487486.

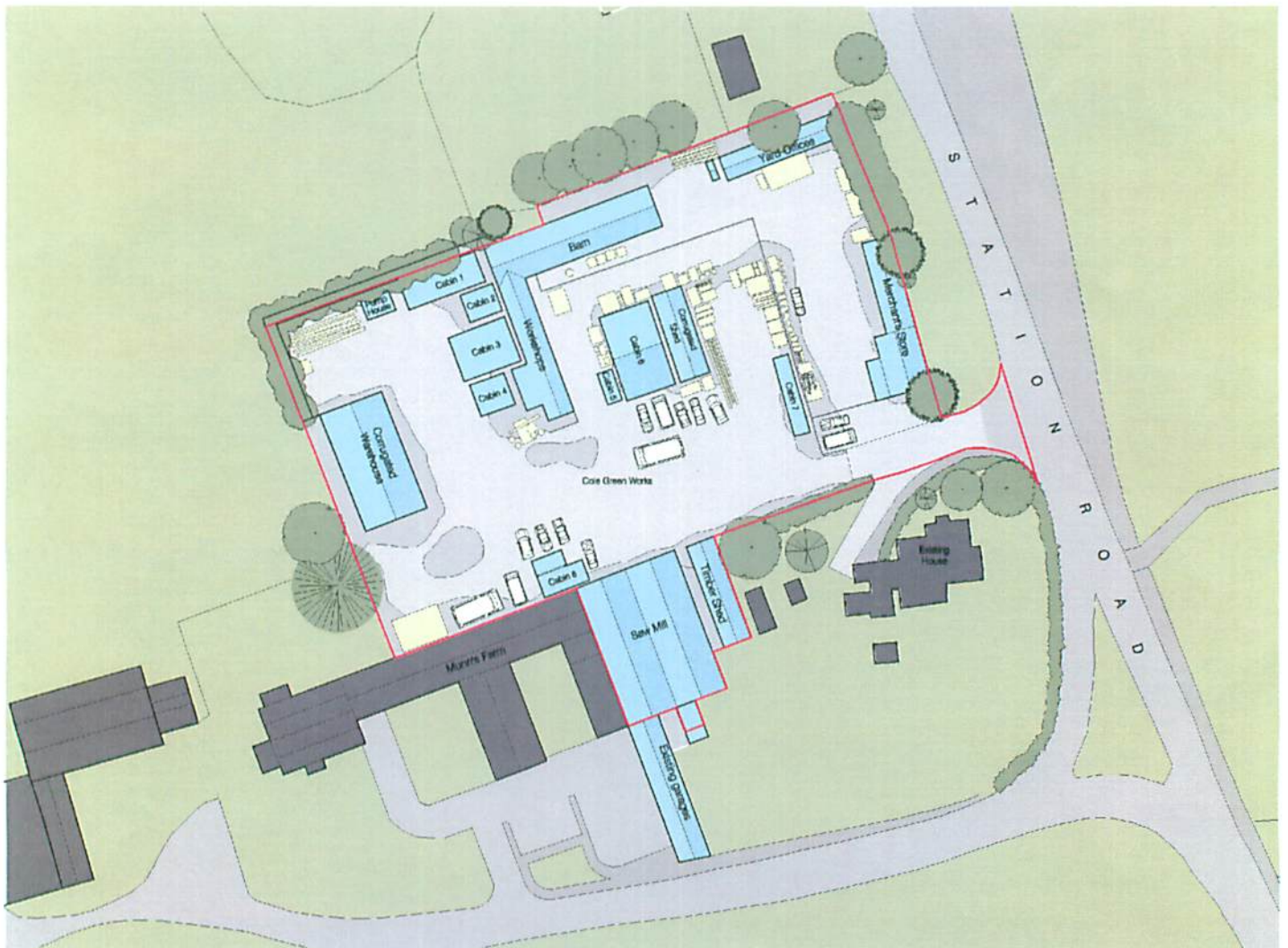


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COLE GREEN WORKS



Location Map



Existing Site Plan - NTS