

Development Opportunity

£2.45M

Flamstead
St. Albans, Hertfordshire



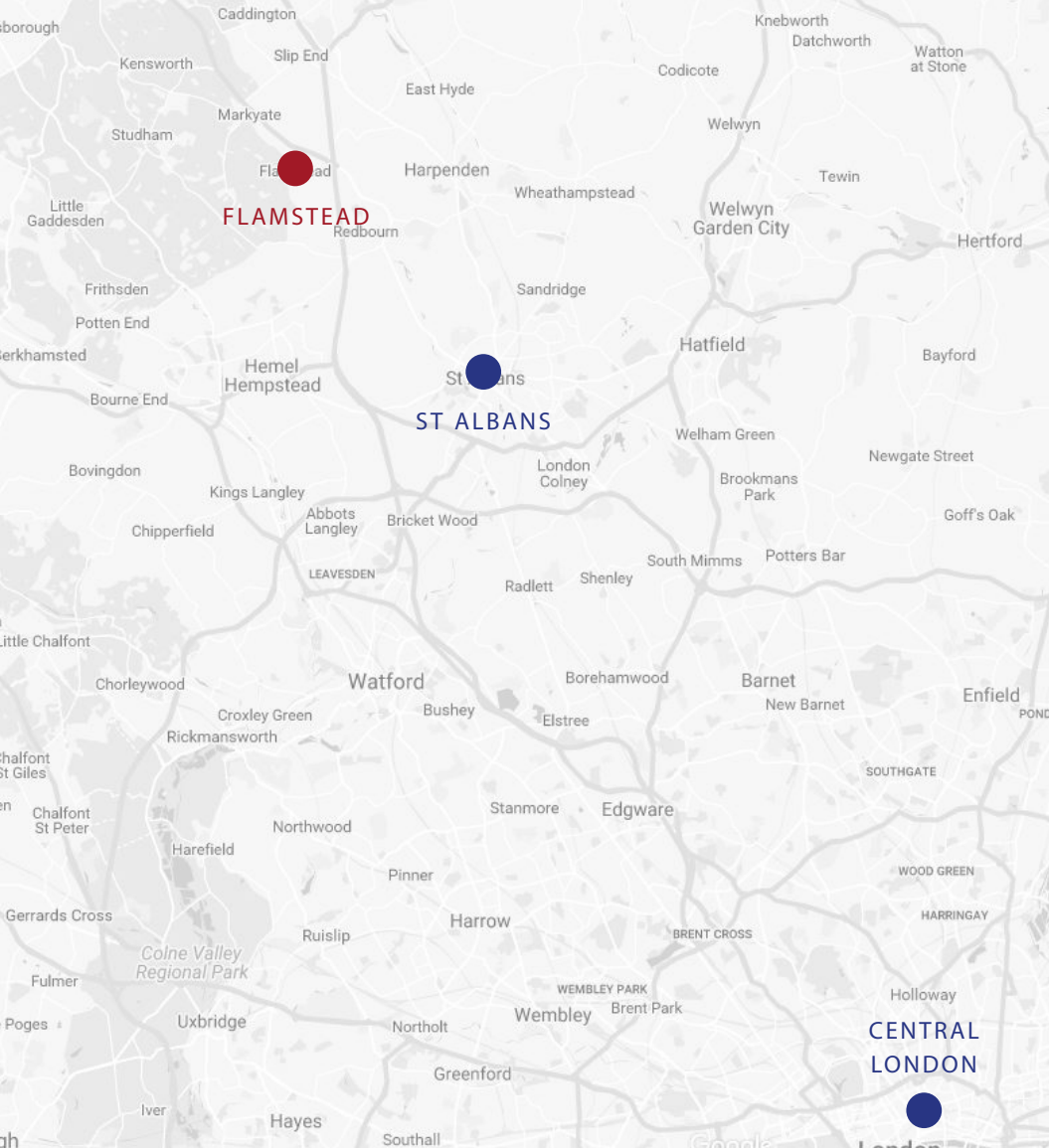
Property Consultants

info@mitpc.co.uk

+44 (0)20 3865 1239

mitpc.co.uk





Location

**Flamstead
St. Albans, Hertfordshire**

A short drive from the major shopping centres at Harpenden and St Albans.

Mainline Station (St Pancras International) 27 minutes direct to the City at Harpenden.

Superb communications M1, A1(M), M25 all within 5 - 20 minutes drive.

Luton London Airport 5 miles.



A spacious 18th century period house in need of modernisation, with a good range of outbuildings and 16 acres of land, on the edge of this desirable village.

There is great potential to create an exceptional family home with equestrian or leisure facilities. Further land is available under separate negotiation.

There are formal gardens behind the house, mainly laid to lawn, and a secluded orchard.

There is a range of traditional brick built buildings under tiled roofing with potential for a variety of uses, including equestrian or residential (subject to planning consents).

Surrounding Flamstead House and the buildings is over 16 acres of park and pastureland, surrounded by stock proof fencing and hedging, interspersed with mature trees.

The property is offered freehold with vacant possession on completion.





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Site Plan

50 Acres



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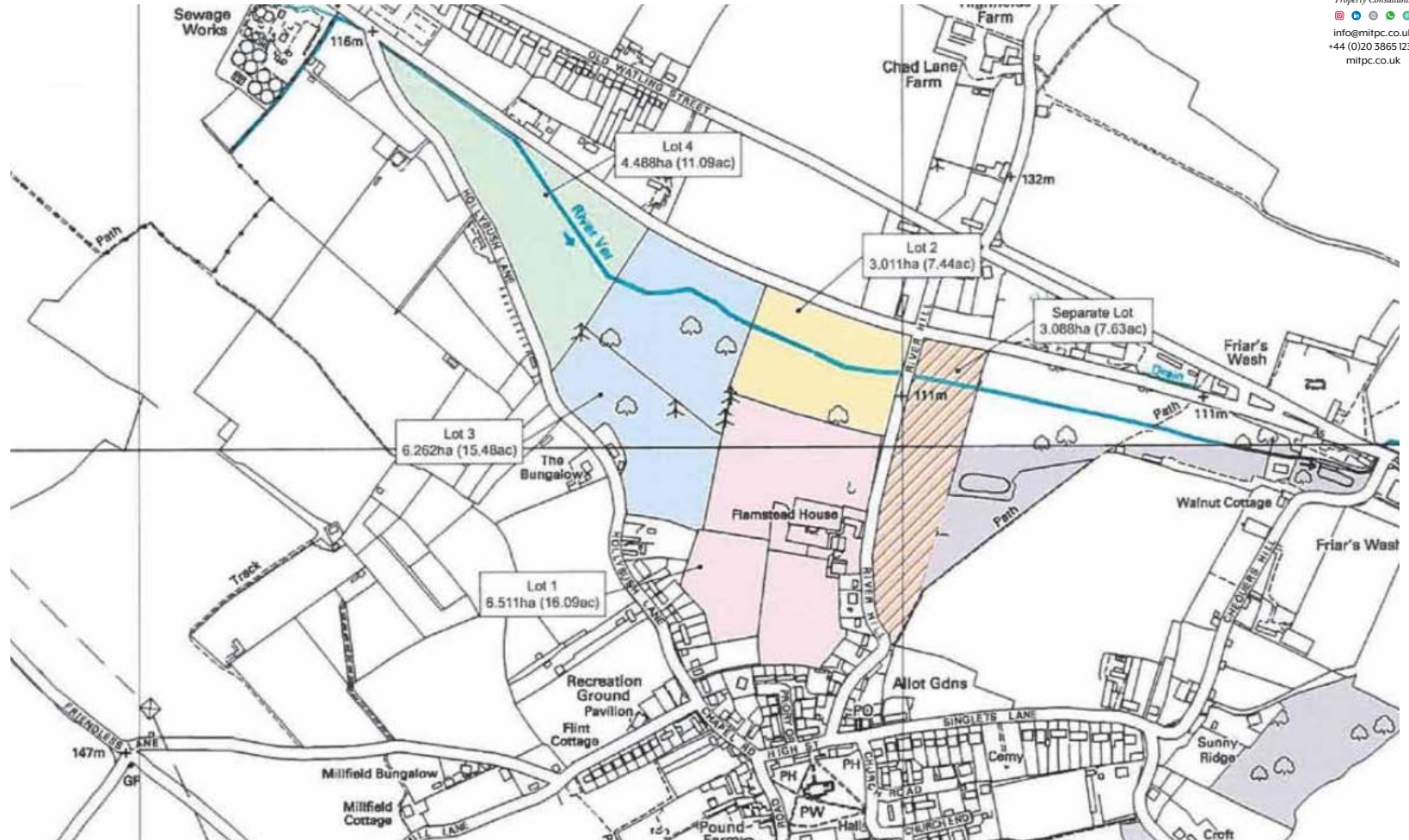
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Floor Plan

50 Acres



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