

CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY

HOLLY COTTAGE, SHEEPCOTE LANE

WHEATHAMPSTEAD, HERTFORDSHIRE, AL4 8NJ

WeldonBeesly









Holly Cottage, Sheepcote Lane, Wheathampstead, Hertfordshire, AL4 8NJ

Freehold for sale by Formal Tender 17th December 2026 at 12 pm
GUIDE PRICE: £1,650,000

Important Notice
Prospective purchasers should be aware that this is a formal tender process. A successful tender will give rise to a legally binding contract in accordance with the Tender Conditions and Contract. Prospective purchasers are therefore strongly advised to take independent legal advice and review the entire Tender Pack before submitting their tender.

Interested buyers must complete an Anti-Money Laundering Information Request Form (AMLIRF), prior to their tender submission to facilitate AML checks prior to the acceptance of an offer. Buyers should complete the AMLIRF no later than **7th December 2026** and be aware that Weldon Beesly may need to make further requests for information in order to satisfy their legal obligations.

Guide Price
The guide price is £1,650,000. This has been set conservatively to encourage interest, with offers above this figure anticipated. Purchasers are invited to submit their strongest offer based on their own assessment of the property.

Method of Tender
Tenders must be submitted strictly in accordance with the Tender Conditions contained within the Tender Pack. Prospective purchasers should ensure that all required documentation has been completed, signed and returned by the tender deadline. Late, conditional or non-compliant tenders may be disregarded. The Seller does not undertake to accept the highest or indeed any tender.

Conditions of Sale
The property will, unless previously withdrawn, be sold subject to the formal tender conditions and special conditions which can be found annexed to the Buyer's Tender Form. Each purchaser shall be deemed to have notice of each condition and all the terms thereof and to submit their offer on those terms whether they shall have inspected the said conditions or not.

Deposit & Fees
A deposit equal to 10% of the purchase price will be payable in accordance with the Tender Conditions. Prospective purchasers should ensure that their solicitor can comply with the deposit arrangements set out in the Tender Pack. The Buyer will be responsible for reimbursing the costs of searches at £492.90 and the Seller's legal costs, being £2,500 plus VAT.

Description
A rare opportunity to acquire a residential development site in one of Hertfordshire's most desirable villages. Holly Cottage is an attractive 4-bedroom house in need of refurbishment with planning consent for 3 additional 4-bedroom family homes in the garden. The location provides excellent access to Harpenden, St Albans, Welwyn Garden City and Hatfield all with fast and regular rail services to London. It also sits around 3 miles west of the A1(M) Junction 4, providing convenient road links to London, the M25 and the north.
This exciting opportunity lies on the eastern edge of Wheathampstead and will offer 3 new homes accessed independently from Holly Cottage via a new entrance off Sheepcote Lane. Each new property will benefit from private garaging and

landscaped surroundings. The highly desirable village sits on the River Lea and is steeped in history dating back to Roman times, today being a thriving community centred around a thirteenth century church, its two primary schools and a wealth of clubs and societies. Shops include a Tesco Express, post office/newsagent, chemist, butcher, bakery, hairdresser, garage, several cafes and pubs, a fish and chip shop, and both Italian and Indian restaurants.

Tenure & Title

Freehold. The property is registered at HM Land Registry under title number HD572527 and is offered with vacant possession on completion. Purchasers should refer to the Tender Pack for full title information and the extent of the property offered for sale.

Holly Cottage

Holly Cottage is an attractive and characterful detached 4-bedroom family home currently occupying a substantial plot on Sheepcote Lane. Holly Cottage forms part of the approved development and will continue to enjoy independent access, private parking, and a substantial south-facing garden, reconfigured under the consented scheme.














N
Little Acre
Parking for existing dwelling
Plot 3
Plot 2
Plot 1
4500

Planning
Full planning has been granted by St Albans City and District Council under reference 5/2026/0322 for the redevelopment of the site to provide three new dwellings, together with access, parking, landscaping and ancillary works, subject to conditions.

Services
Mains gas, water, electricity and drainage are understood to be available at the site. Prospective purchasers should make their own enquiries as to the location, availability and capacity of services for the proposed development.

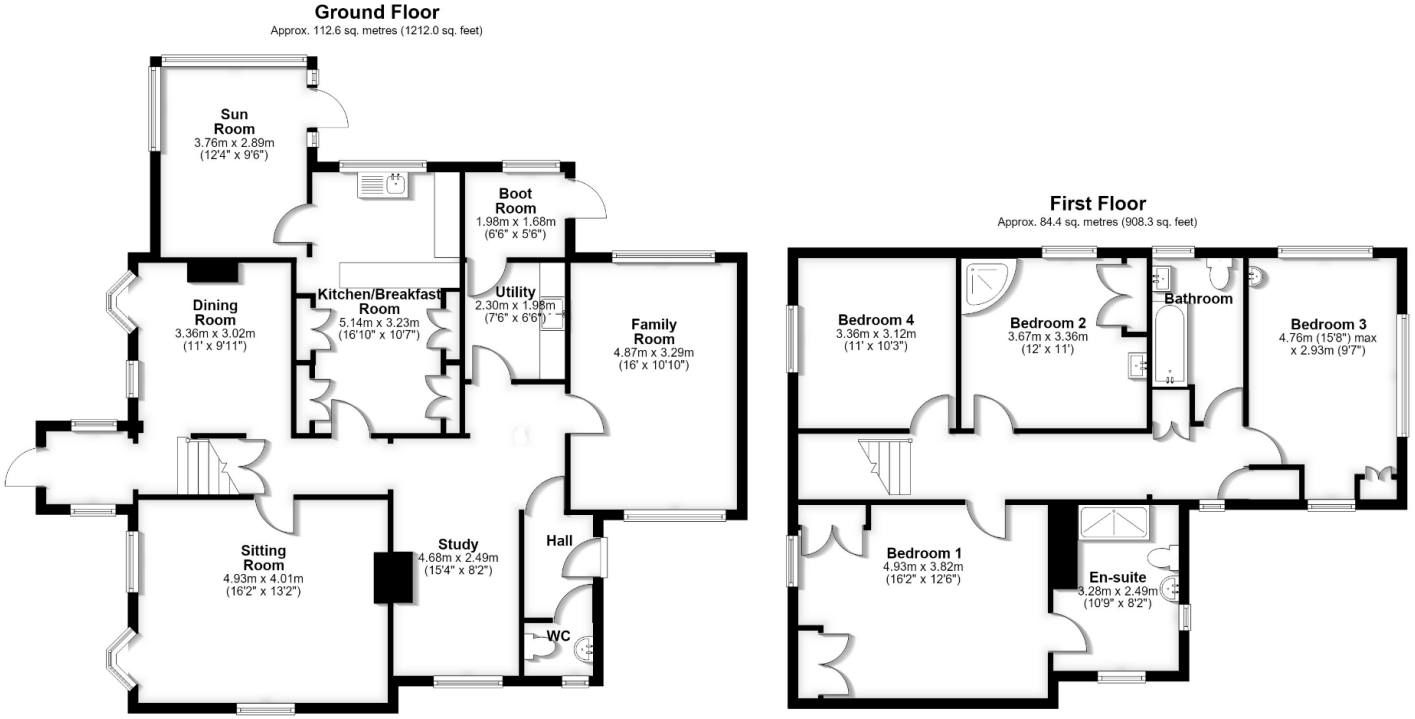
Tenure and possession
The property is offered for sale with vacant possession on completion.

Rights of Way
The property is sold subject to all existing wayleaves, easements, public or private rights of way, covenants and restrictions, whether stated in these particulars or not.

Viewing
Strictly by appointment with the sole selling agent Weldon Beesly (Ref: Sophie Hutton).

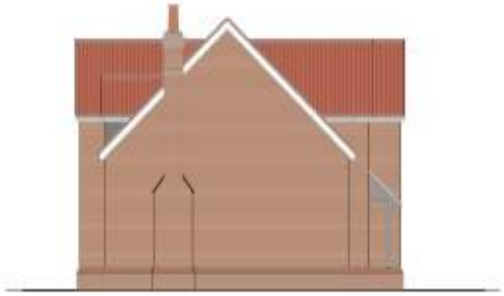
Health and Safety
We would ask that you be as vigilant as possible when making any inspection, for your own personal safety and that of others.

Local Authority
St Albans City & District Council





Front Elevation



Side Elevation



First Floor Plan



Side Elevation



Rear Elevation



Ground Floor Plan

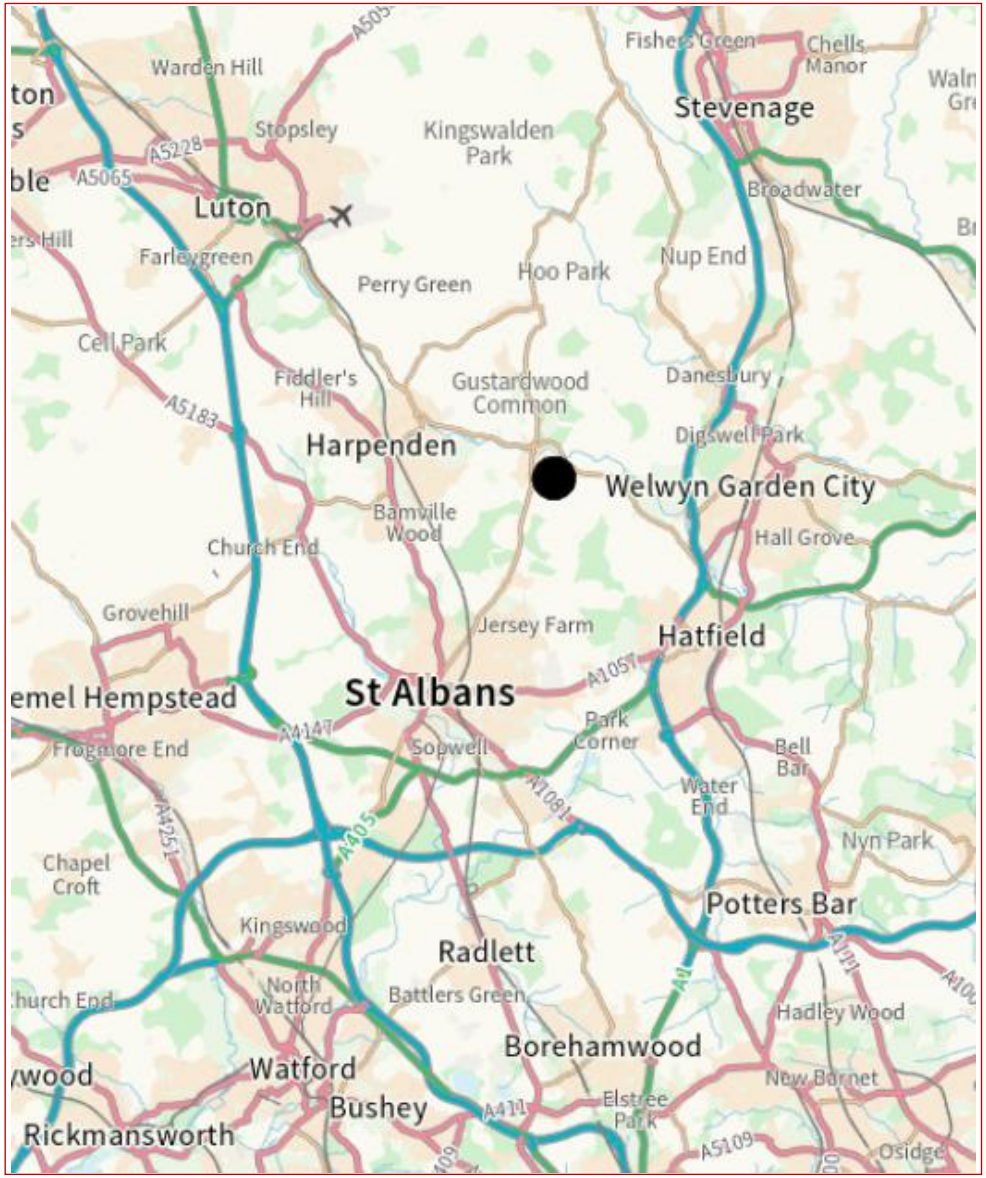












IMPORTANT NOTICE

Weldon Beesly, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Weldon Beesly have not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise. 3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is/are responsible for making their own enquiries in this regard. 4. Particulars of sale prepared in November 2026 and photographs taken in September 2026. 5. In accordance with applicable Anti-Money Laundering legislation and regulations, prospective purchasers will be required to provide such identification, source of funds and other information as Weldon Beesly may reasonably require. Prospective purchasers should complete the AML Information Request Form by 7 December 2026 to allow sufficient time for the required checks to be completed prior to submission and acceptance of a tender. 6. If there is any point you need clarification on, please contact the office in the first instance to avoid a wasted journey to the property.

WeldonBeesly

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