





An **EXCITING OPPORTUNITY** to acquire a **FREEHOLD CITY-CENTRE PROPERTY** offered with **VACANT POSSESSION**, benefitting from **PLANNING CONSENT** to create a fabulous family home, complete with a **GARDEN** and generous **PRIVATE PARKING**.

Guide Price: £675,000

Currently, the property is arranged as two separate units: a former café occupying the ground floor with a kitchen in the basement, and a one-bedroom flat with its own private entrance on the first floor. Located on Victoria Street in St Albans, this well-positioned and lively setting connects the City Centre with St Albans City railway station, which is only a short stroll away, offering excellent convenience for commuting and enjoying all that the city has to offer.

The approved plans can be viewed on the St Albans Planning Portal using reference 5/2025/1813.

Upon completion of the proposed development, the accommodation will comprise a spacious fourth bedroom with en-suite and utility room at basement level. The ground floor will feature a welcoming entrance hall providing access to a shower cloakroom, snug/study, and an impressive open-plan living/dining/kitchen area opening onto an enclosed, south-facing garden with driveway and private parking. The first floor will offer three further bedrooms and a family bathroom.

Please note: The planning permission may restrict this development opportunity to owner-occupiers.

EPC: E 44
CEPC: C 62





Proposed Rear Elevation
1:50 @ A3



Proposed Front Elevation
1:50 @ A3

Proposed
Ground
Floor Plan



1:50 @ A3

Proposed
First
Floor Plan



1:50 @ A3

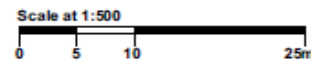
Proposed
Basement
Floor Plan



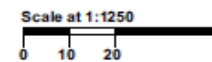
1:50 @ A3



01 BLOCK PLAN
SCALE 1:500



02 LOCATION PLAN
SCALE 1:1250

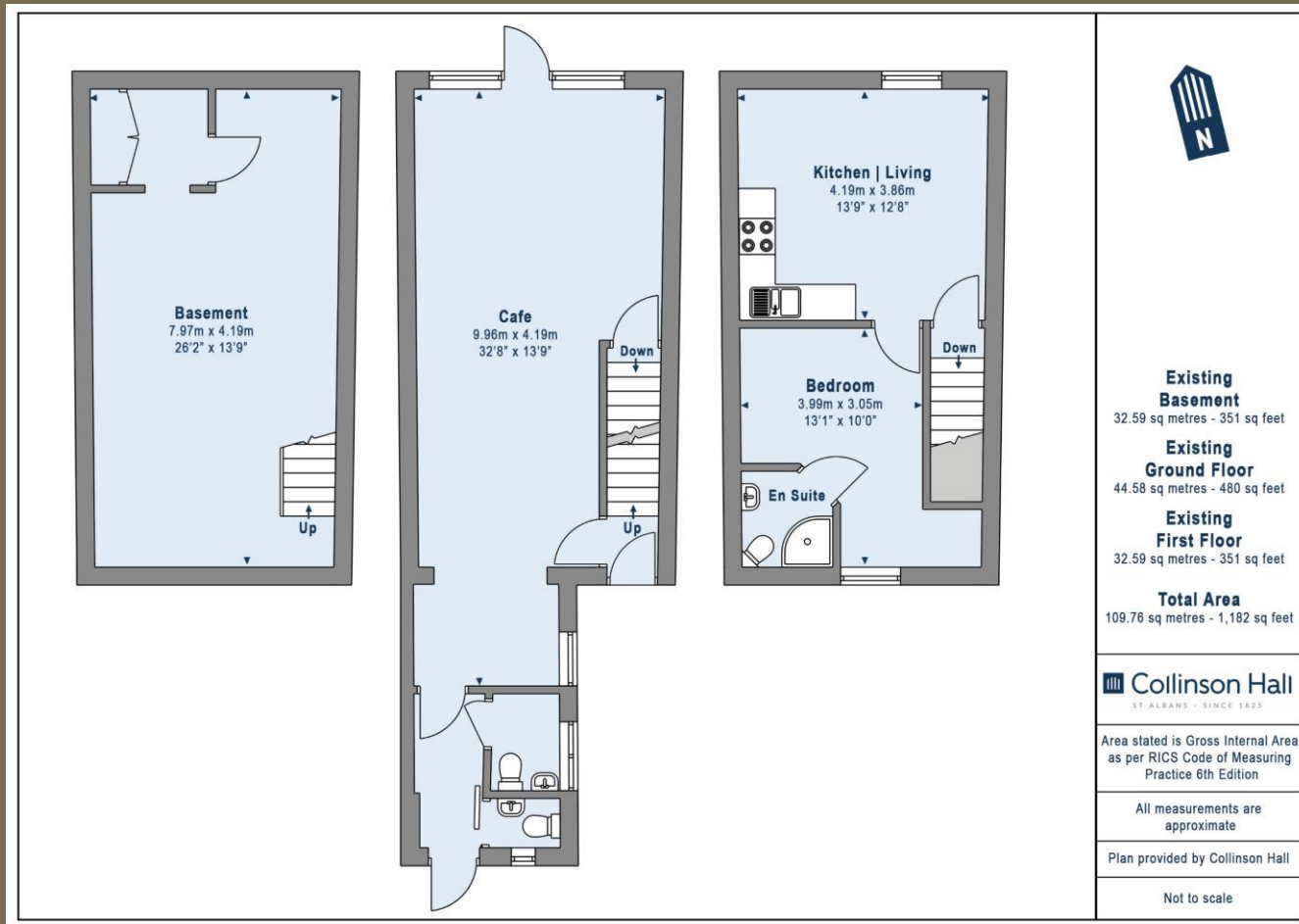


REV.	DATE	DESCRIPTION	DRAWN	CHKD	REV.	DATE	DESCRIPTION	DRAWN	CHKD
01	11.08.2024	DEVELOP FOR PLANNING	---	SK					

Application Site Boundary

Simon Knight Architects 102 VICTORIA STREET
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 Hertfordshire,
 AL3 5DU
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 info@simonknightarchitects.com
 www.simonknightarchitects.com

PLANNING APPLICATION
 EXISTING LOCATION PLANS
 356-VSA_07_001
 SCALE: Varies



PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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