



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Harpenden Rise, Harpenden, AL5 3BG
Guide Price £600,000

**EXCITING DEVELOPMENT OPPORTUNITY
(Subject to Planning Permission) OR LONG-
TERM INVESTMENT**

This is a rare and exciting chance to acquire a detached property with a generous side plot, located in a highly desirable and sought-after area. With its fantastic potential for development or long-term rental income, this property is an ideal investment for developers, investors, or buyers looking for a versatile addition to their portfolio.

This property could also suit a buyer looking to create a detached home in their own style.

The property is currently divided into two self-contained one-bedroom apartments, both of which have been maintained to a high standard throughout.

Each apartment boasts its own private rear garden, offering outdoor space that enhances their appeal to tenants or potential buyers. The apartments are well-proportioned, bright, and welcoming, ensuring ongoing demand for rentals in this prime location.

The side plot is particularly noteworthy, offering significant scope for further development or extension, subject to the necessary planning permissions. This creates an opportunity to add value to the property and maximize its potential, whether through additional residential units, an extension, or even a separate dwelling.

Both apartments are tenanted, and the current tenants have expressed a desire to remain if the property is purchased by an investor, ensuring immediate rental income and a seamless transition for new ownership. This makes it an attractive option for those looking to expand their rental portfolio without the need for extensive work or finding new tenants.

The property is being offered with the added benefit of no upper chain, streamlining the purchase process, and allowing for a quicker transaction.

Additionally, the **FREEHOLD IS INCLUDED IN THE SALE**, ensuring full ownership of the property and land, providing peace of mind, and added flexibility for future plans.

Located in a popular and well-established area, the property is within easy reach of local amenities, transport links, and recreational facilities, making it an attractive choice for both tenants and buyers alike.

Whether you are looking to capitalise on the development potential, secure a reliable buy-to-let investment, or explore a combination of both, this property offers endless possibilities.

If you would like more information or wish to arrange a viewing, please contact our sales team today.

**Tenure: Freehold
Council Tax Band: B
EPC Rating: D**









Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



Total area: approx. 91.8 sq. metres (988.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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