

Land at  
**Oakleigh Farm Industrial Estate,**  
**Codicote Road, Welwyn, AL6 9TY**



Existing landscaping

## **Residential Development Site**

### **Site area**

**Approx. 1.36 Hectares**

### **Guide Price:**

**£4.2m**

Residential development site for sale, with recent planning permission for the demolition of the current structures and the erection of seven new dwellings, with associated detached garages, parking, and amenity areas, change of use of part of the site to paddock and the upgrade of the existing access road.

## The Site

The site is circa 1.36 hectares and is located to the south of the village of Codicote, approximately 1 mile to the north of Welwyn in a fantastic rural setting. The site is situated off the B656, Codicote Road, and access via a private track. The site currently has a few barns and stables, as well as a storage yard. The northern boundary and part of the western boundary are currently screened by vegetation but has wonderful rolling views to the south and east. Further paddock land available.

## Surrounding area

To the west of the site can be found an industrial area with a number of different businesses, including a car dealership and valeting service, as well as dwellings which continue south of this site along Codicote Road. To the north, east and south of the site is countryside, with the site sitting with the Greenbelt.

## The Proposals

The application site is under two planning authorities (North Hertfordshire District Council and Welwyn Hatfield Borough Council), so has two application numbers; 20/00598/FP and 6/2020/0714/MAJ, both for the *“demolition of all existing buildings and structures. Change of use of western section to residential, comprising the erection of seven new detached dwellings with associated detached garages, parking and amenity area. Change of use of eastern section to paddock. Upgrade existing access road”*. Both applications were allowed at appeal on 19th September 2021 for FULL planning permission. The site is ready to construct, all conditions have been agreed and there is no mitigation payment or CIL.



Proposed landscaping





### Tenure and Method of Sale

The land is to be sold freehold with vacant possession on completion. The approximate site boundary defined on the location plan is for illustrative purposes and the site purchaser will need to confirm the exact outline with their solicitors.

### Viewings

Viewings are by appointment only. Please contact Optimis Consulting directly to arrange this.



Offers should be submitted to:

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