



## Mill Race, St.Albans, Hertfordshire

Outstanding elevated site with panoramic views



# St. ALBANS CITY





## Prime investment land

Situated in the heart of Hertfordshire, approximately 1 mile north west of St Albans. The Mill Race is an outstanding block of land overlooking the ver colne valley, with a westerly aspect and is well suited to horse riding and other country pursuits. Historically the land was part of the Childwickbury Estate, home to the late film director, Stanley Kubrick.

Mill Race has excellent communications and services. There are a number of quality schools (both private and public), which are conveniently located less than 10 miles away.

St Albans a popular commuter town with excellent road and rail links to London and Milton Keynes (London King Cross - 20 minutes). It is ideally situated for convenient access to the motorway network - M25 Junction 21 and 22 M1 Junction 7.

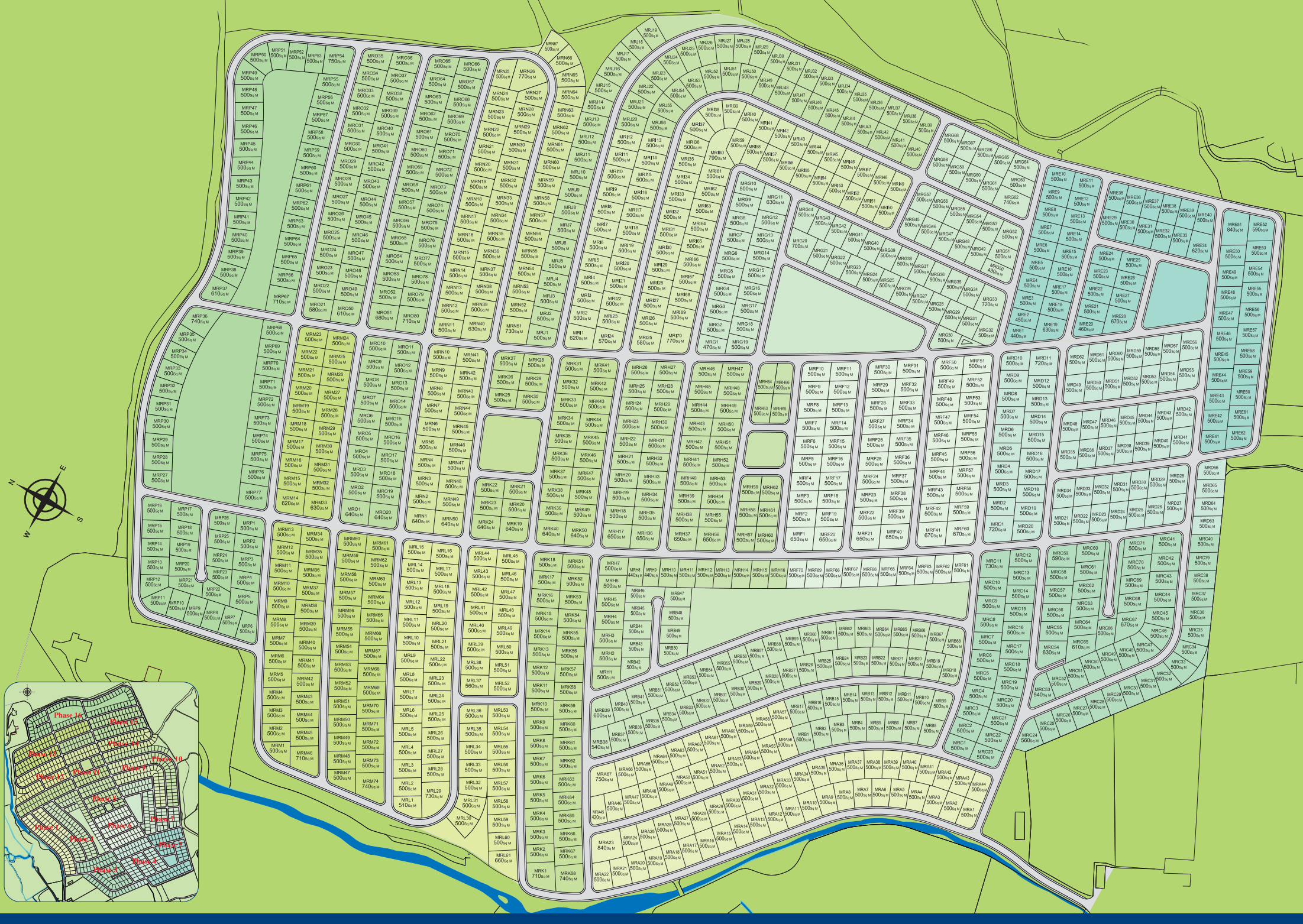
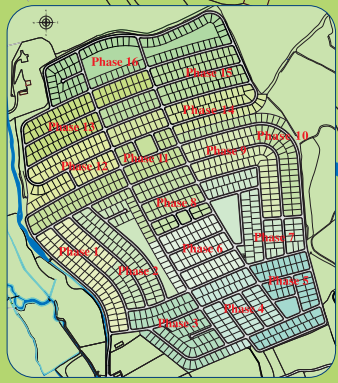
## Site Features

- 200 Acres
- 1,092 plots - Average size of 500m<sup>2</sup>
- Access to water and electricity services
- M25 - 3.5 miles; M1 - 5 miles
- 25 miles to Central London
- 31 miles to Milton Keynes
- 28 miles to Heathrow Airport
- 11 miles to Luton Airport
- 42 miles to Stanstead
- 7.5 miles to Radlett

(All distances are approximate)



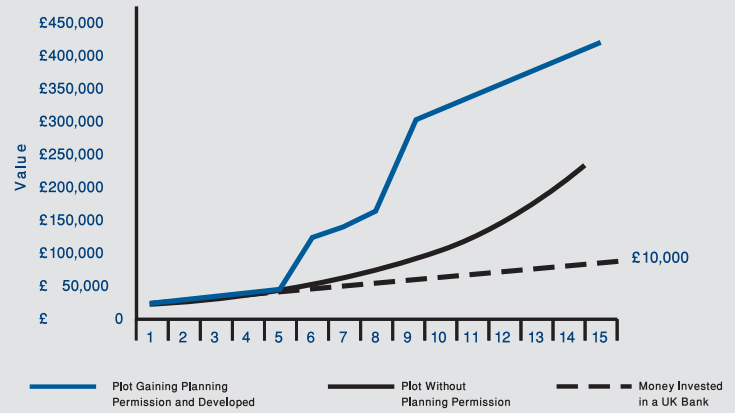








## An example of potential values of land purchased over 15 years.



Building Society interest rates: Eggs 10th September 2003. Plot value assumes 15% annual increase and planning permission granted 5 years. 5% annual increase based on Nationwide over the past 10 years. Past performance is not a guarantee for the future. No warranty is given that planning permission will be granted within the timescale identified.

## The perfect time to acquire quality land

Demand for land in the South East has increased exponentially in the past 5 years following the government's plans to generate new housing and create sustainable communities. St. Albans is recognised as a strategic settlement within the South East due to its excellent road and rail communications and capacity for additional housing.

At regional level, the Regional Spatial Strategy for the East of England (Draft published December 2004) is being prepared which proposes 7000 new dwellings for the St. Albans City & District Council Area over the period 2006 - 2012 to meet the needs of the population in this part of the region. This figure is the subject of current review and consultation.





# SITE POSITION







مجموعة توب العقارية  
**TOP REAL ESTATE**  
Marketing & Consultancy

Kuwait

P.O.Box: 6258 Salmiya 22075 Kuwait  
Zahra Complex - 7th Floor - Office No.29  
Telephone : +965 25757 871/ 2/ 3  
Facsimil : +965 25757 874



يوتوبيا للعقارات  
**UTOPIA** Properties

Qatar

P.O.Box: 32441 Doha-Qatar  
Toyota Tower, 3rd Floor, Office No. 303  
Telephone: +974 444 33 044 / 444 33 033  
Facsimile : +974 441 27 589



[facebook.com / toprealestategroup](https://www.facebook.com/toprealestategroup)



[toprealestegr](https://twitter.com/toprealestegr)



[toprealestegr](https://www.instagram.com/toprealestegr)



[www.toprealestategroup.com](http://www.toprealestategroup.com)