

01622 609905



**DALCOUR  
MACLAREN**

## Low Welwyn Reservoir, Ottway Walk, Welwyn



## FORMER WATER RESERVOIR WITH POTENTIAL

0.23 Acres (0.09 Hectares)

**Freehold: Offers in excess of  
£85,000**

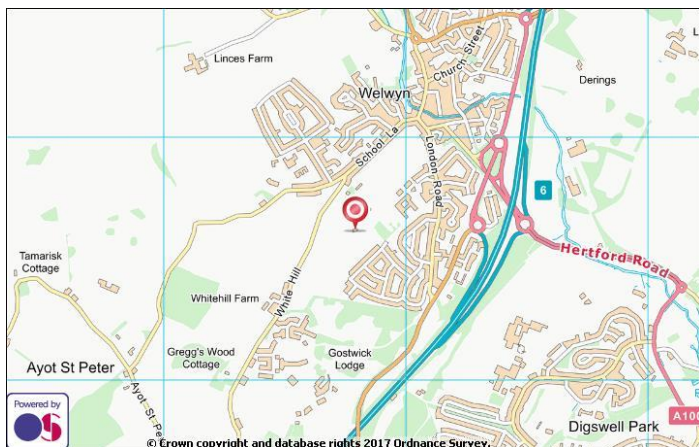
- Former water reservoir
- Good sized plot for one or two new dwellings
- Attractive edge of village location

# Low Welwyn Reservoir, Ottway Walk, Welwyn, Hertfordshire, AL6 9AT

## Location

The property is located on the outskirts of the village of Welwyn, approximately 0.5 miles to the west of Junction 6 of the A1(M), 3 miles north of Welwyn Garden City and 7 miles south of Stevenage. It is approximately 0.5 miles to the south of Welwyn High Street.

The land is situated at the end of Ottway Walk and is surrounded to the west and north by Welwyn Tennis Club and Welwyn & District Bowls Club respectively, and a residential dwelling to the east. Immediately to the south of the site is an area of green space separating it from the housing estate beyond.



## Description

The property comprises a former water reservoir situated on a good sized plot on the edge of Welwyn.

The reservoir is approximately 11.7 x 7.6 metres with a depth of 4.68 metres and appears to be a predominantly brick structure. The site area is approximately 0.23 acres and is a mix of grass and reservoir roof, with a fenced boundary incorporating trees and hedges. A 3D scan of the reservoir has been prepared and is available to view via the website.

## Restrictive Covenants

There will be restrictive covenants included within the sale contract to protect contamination of the water aquifer. Further details are available from the agent.

## EPC

The property is likely to be developed and therefore exempt from the EPC regulations.

## Business Rates

The property has not been assessed for business rates purposes.

## Planning

There is no planning history for the site. We understand that the property is located within the Green Belt and Landscape Character Area.



## Terms

The property is available Freehold with vacant possession.

## Works

Capping of work needs to be done to existing live pipework, therefore a delayed completion will be needed to allow the work to be finished.

## Price

We are instructed to seek offers in excess of £85,000.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Finance Act 1989

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Purchasers should satisfy themselves independently as to VAT in respect of any transaction.

## Viewings

Strictly by appointment through the sole agents.

## Dalcour Maclaren

Details created March 2018

**Richard Sabin**  
**Tom Seckington**  
01622 609905

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