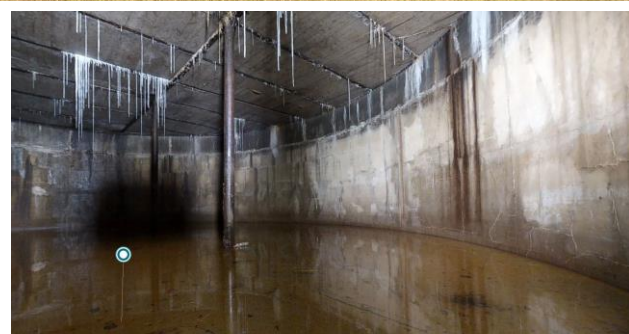
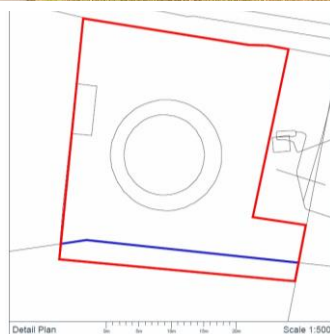


01622 609905



**DALCOUR  
MACLAREN**

## Park Lane Reservoir, Park Lane, Knebworth



## FORMER WATER RESERVOIR WITH POTENTIAL

0.34 Acres (0.14 Hectares)

**Freehold: Offers in excess  
of £40,000**

- Circular reservoir structure
- Potential for alternative uses
- Attractive rural location with road frontage



# Park Lane Reservoir, Park Lane, Knebworth, Hertfordshire, SG3 6PP

## Location

The property is located on the south side of Park Lane, approximately 0.5 miles to the east of the centre of Old Knebworth, 1 mile west of Knebworth and 3 miles south of Stevenage.

Nearby to the property are residential houses, woodland and farmland.



## Description

The property comprises a broadly rectangular area of land with a circular reservoir within a raised grass embankment, assorted trees and an electricity substation. The reservoir has a diameter of 14.5 metres and a depth of 4.16 metres.



## 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.

## Terms

The property is available freehold and subject to the long leasehold interest in respect to the substation, and an easement over a live water pipe on the southern boundary.

For the avoidance of doubt, a rectangle of land is being retained by the vendor which includes the booster station.



## Planning

There is no planning history for the property.

## Price

We are instructed to seek offers in excess of £40,000.

## EPC

The property is exempt from the EPC regulations.

## Business Rates

The property has not been assessed for Business Rates purposes.

## 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**

**Richard Sabin**

**Tom Seckington**

01622 609905

**Legal Notice:** Dalcour Maclaren and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of any offer or contract (ii) No person in the employment of or agent of or consultant to Dalcour Maclaren has any authority to make or give any statements or representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.

**Rights of Way and Easements:** The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied and other rights, obligations, easements, quasi-easements and restrictive covenants or all existing and proposed wayleaves whether referred to in these particulars or not.