



SITUATION

Located in a residential area to the north of the city centre, nearby Shire Business Park, approached from Lodgefield via Knightsfield and close to the busy Bessemer Road. Welwyn Garden City is a popular Hertfordshire town located approximately 25 miles north of London and benefits from good rail links and road access via the A1(M) (Junctions 4, 5 & 6).

PROPERTY

Land comprising the Roadways, Pathways, Grass Verges and Parking Areas serving the residential estate known as Nursery Gardens.



VAT is NOT payable in respect of this Lot

FREEHOLD – subject to any rights which may exist thereover.

Roadway & Land

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Ms Alison Sandler – Tel: 020 8906 4411
Lawrence House, Goodwyn Avenue, London NW7 3RH

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts