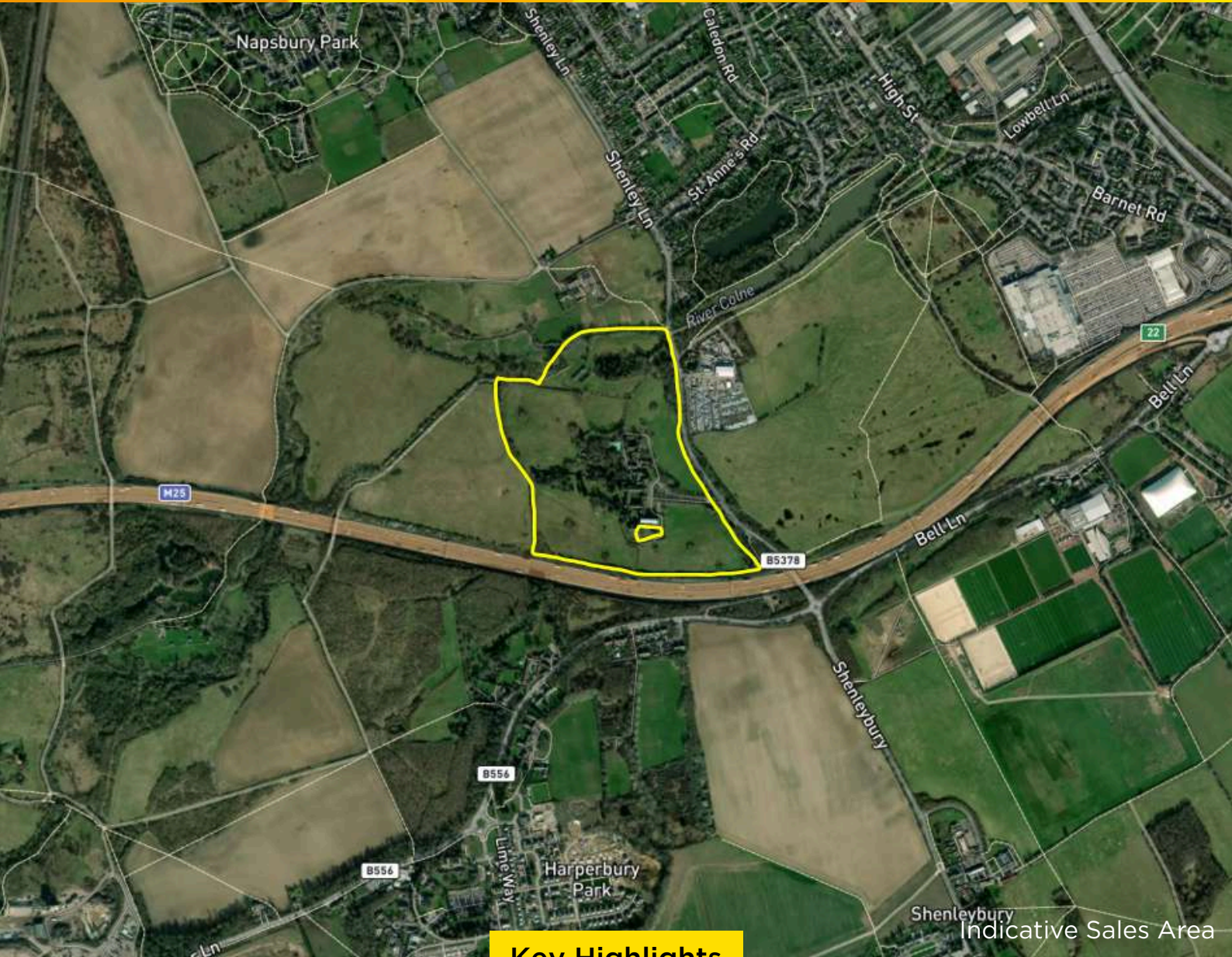


INVITING ALL ENQUIRIES

ALL SAINTS PASTORAL CENTRE

SHENLEY LANE, LONDON COLNEY, ST ALBANS, HERTFORDSHIRE, AL2 1AF



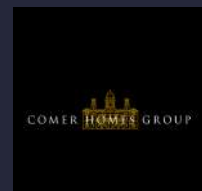
Key Highlights

- The Property comprises a Grade II* Listed former convent with attached chapel, ancillary and curtilage listed buildings.
- Extends to approximately 23.79 ha (58.78 acres).
- Use Class F1.
- Inviting all enquiries.
- Unconditional offers invited by way of Private Treaty.

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Photograph of the Main Building

INTRODUCTION

On behalf of Comer Homes Group, Savills (UK) Ltd is pleased to offer for sale the freehold interest in All Saints Pastoral Centre, Shenley Lane, London Colney, Hertfordshire (hereafter referred to as 'the Property').

The Property comprises a former convent with attached chapel and ancillary and curtilage buildings. The main convent building and attached chapel is designated as Grade II* Listed. There are separately listed buildings located within the Property. The method of disposal is by Private Treaty and invitations are sought for all enquiries.

The full information pack can be found at:
www.savills.com/allsaintspastoralcentre

LOCATION

The Property is located to the south west of London Colney. London Colney is situated approximately 3 miles south of St Albans. London Colney benefits from a range of facilities including two primary schools, Tesco Express, Co-Op, restaurants, Cotlandswick Leisure Centre, Colney Fields Shopping Park and Broad Colney Lakes nature reserve.

The Property is accessed via Shenley Lane (B5378) and lies immediately to the north of the M25 Motorway, with direct access to Junction 22 and the wider national motorway network.

The Property is bound by the B5378 to the east, the M25 to the south, the River Colne to the west and agricultural fields to the north.

DESCRIPTION

The Property was originally developed as a convent for the Anglican Society of All Saints Sisters of the Poor, with buildings designed by Leonard Stokes in 1899 and constructed in 1901. In 1973, it was acquired by the Roman Catholic Archdiocese of Westminster and converted as a pastoral centre. Comer Homes subsequently purchased the Property in 2014.

The main building is built around a garden and has an inner cloister leading to the meeting rooms. In 1924, an additional wing, St Raphael's, was erected. The Comper Chapel was a later addition to the Property designed by Ninian Comper with the first half completed in 1927 and later expanded in 1963.

Within the grounds lies Chantry Island, a Scheduled Monument now marked by a wooded area and shrine encircled by a moat. Historically, it formed an island in the River Colne.



Location Map (source: Promap)

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Photography of St Raphael's Building



Photograph of St Anne's Building

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SUMMARY OF BUILT AREAS

A summary of the accommodation is broken down below:

BUILDING	SQ M	SQ FT
St Anne's	762	8,202
Chapel	620	6,674
Main Convent Building	5,799	62,420
The Loft	141	1,518
St Luke's	92	990
St Raphael's	1,323	14,241
Farm Cottage	116	1,249
Chantry Lodge	685	7,373
North Bungalow	86	926
Gate Lodge	183	1,970
The Cottage	126	1,356
	9,933	106,919

MAIN BUILDING

The Grade II* listed pastoral centre was designed by Leonard Stokes and constructed in red and mauve brick with horizontal stone banding. The three-storey main building features a prominent square entrance tower topped with chamfered battlements, adjoining a hipped attic with wide eaves and dormer windows beneath a slate-tiled roof.

Above the stone-framed spandrel entrance sits a carved stone frieze, while the Tudor-style casement windows are framed in stone and divided by triple mullions. The building is arranged around a generous external courtyard.

CHAPEL

The Chapel protrudes from the southern end of the main building. It is constructed of mauve brick with stone detailing surrounding doors and windows. Large arched windows line both sides of the chapel, with stone mullions.

The windows are punctuated with stone buttresses which rise above the battlements. The interior of the chapel is Gothic in style with moulded arches framing the roof and a gold gilt altar.

ST ANNE'S BUILDING

The St Anne's building is set in between mature tree lines with a rough tarmac drive and associated parking. St Anne's is similar in style to the main building, it is generally of red brick construction with stone banding. The main entrance is a framed by a carved stone spandrel door. Above this sits a stone plaque and statuette. Six ornate cast iron downpipes intersperse the window placement. The windows on the ground and first floor are stone framed mullioned, with lead framed glass. The roof is covered in a slate tile and has six dormer windows, each with lead framed glass. There is an extension on the western end which postdates the St Anne's Building and a small flat roofed storage shed abuts the Property on the other side.



Photograph of the Main Building

ST LUKE'S BUILDING

St Luke's is accessed via a timber framed Lychgate topped with clay tiles, the roof extends to join the main building via a hipped roof. The main building is different in style with large slate tiles covering wide and steep eaves. Small dormer windows provide light to the upper levels. The main building is of red brick construction with timber casement windows. A large chimney is situated atop the eaves, with red brick and stone banding.

ST RAPHAEL'S BUILDING

St Raphael's is of mauve brick construction with red brick detailing, symmetrical in design reflecting a Georgian style. The property offers two gable ends, with round arched sash windows on the first floor. Five oculus windows define the front of the building, stretching across the first floor. On the central roof ridge sits a square bell tower clad in an oxidised copper with weathervane atop.

THE LOFT

The loft is of red brick construction with horizontal stone banding and mauve brick detailing. The Loft is defined by a square tower with embrasure style windows, the ground floor has timber sash windows, while the first and second floor are stone casement with lead framed glass. The windows across the main part of the property are also a mix of timber sash and stone casement. The pitched roof is covered in slate tiles and accommodates four dormer windows and ventilation, two large chimneys of red brick construction with stone banding define either end of the property.

THE GATE LODGE

The Gate Lodge is accessed through a wrought iron gate, lined by mature hedging. The Lodge is of red brick construction with some mauve brick detailing. The windows are timber casement, painted white. The roof is tiled in slate with a two pot chimney at one end.

THE WESTMINSTER ROOM

The Westminster Room is 60's - 70's in style. The building is of red brick construction. An external staircase provides access to the first floor. Timber framed casement windows occupy the front of the property.

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Photograph of The Cottage



Photograph of The Gate Lodge

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PLANNING

The Property is located within St Albans City & District Council. The Council are currently in the process of developing a new Local Plan. The draft Local Plan was submitted in December 2024 and is currently undergoing examination. The Local Development Scheme anticipated the Local Plan will be adopted in March 2026. The Property does not form a proposed allocation within the emerging Local Plan.

There is no recorded planning history on the site within the past decade. The All Saints Pastoral Centre and its Chapel are designated Grade II* Listed buildings, while the 1927 extension to the Centre, along with the Farm Cottage and adjoining garden walls, hold Grade II Listed status. The entire property is situated within the Green Belt. Chantry Island, a scheduled ancient monument, also lies within the grounds. Additionally, part of the land to the north falls within Flood Zones 2 and 3.

INFORMATION PACK

An information pack has been made available to all parties in the data room, which includes the following documents:

- Existing Floor Plans and Floor Area Schedule
- Site Plan
- Drone video and photography
- EPCs
- A Condition Survey

TENURE / VACANT POSSESSION

The Property is offered freehold. The Property is registered under title number HD460133. A copy of the land registry documentation can be found in the data room.

VIEWINGS

Viewings are strictly by appointment only to be arranged through Savills Cambridge. A viewings day will be arranged during the course of the marketing period. Further details will be provided.

RIGHTS OF WAY

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declaration affecting the Property.

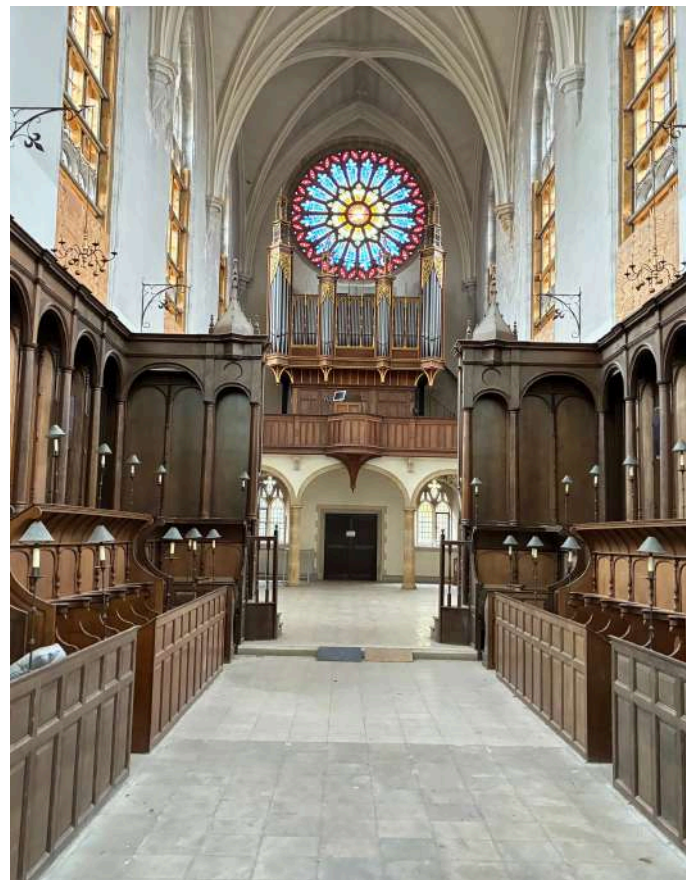
BIDS

Unconditional offers are invited via Private Treaty and for all enquiries. Email offers will be acceptable, addressed to joe.last@savills.com and molly.eyles@savills.com.

The Vendor will not be bound to accept the highest or indeed any offer and may withdraw the Property from the market at any time. The following is to be submitted as part of any bid:

- Financial offer;
- Confirmation of intentions for the use of the property;
- Confirmation that the offer is unconditional;
- Proof of funding;
- Outline of board approval process;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of a 10% non-refundable deposit to be paid upon exchange of contracts;
- Details of track record and any nearby land interests;
- Purchaser to provide a legal undertaking to cover the Vendor's reasonable abortive legal costs.

As part of the Heads of Term process, we will set out a detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved.



Photograph of the Chapel

CONTACTS

For further information please contact:

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+44 (0) 7870 999 271

Molly Eyles

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+44 (0) 7977 030 111

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