



Land to the rear of
45-49 Hoddesdon Road,
Stanstead Abbotts SG12 8EG



Freehold development opportunity with planning permission for 2 detached dwellings

- Planning permission for 2 family homes extending to 193m² / 2,088ft²
- Located in Stanstead Abbotts, Hertfordshire
- Walking distance to St Margaret's Station serving London Liverpool Street
- Freehold
- Offers in excess of £500,000

Description

The existing vacant former commercial site, is located to the rear of residential properties 45 to 49 Hoddesdon Road. The site now benefits from planning permission for the construction of two 4-bedroom detached dwellings extending to a total of 193m² (2,088ft² each).

Location

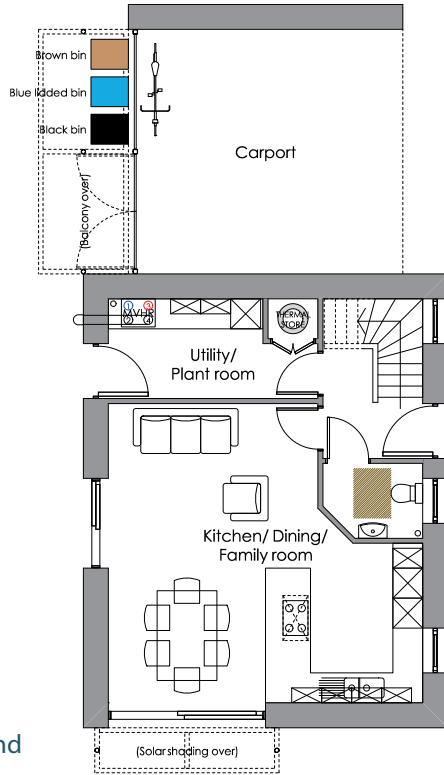
The site is located on Hoddesdon Road, Stanstead Abbotts, offering a charming semi rural location between Hoddesdon and Ware, within the District of East Hertfordshire.

The nearest town is Ware, with its quaint high street full of trendy restaurants and pubs, being selected as one of the most desirable places to live in England. The large town of Stevenage is also nearby, which caters for all shopping and entertainment needs.

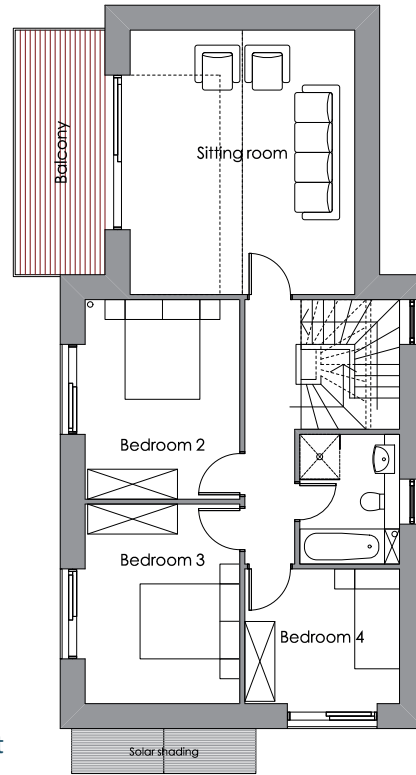
The area also offers a number of excellent schools and sports college's with some rated as outstanding by Ofsted.

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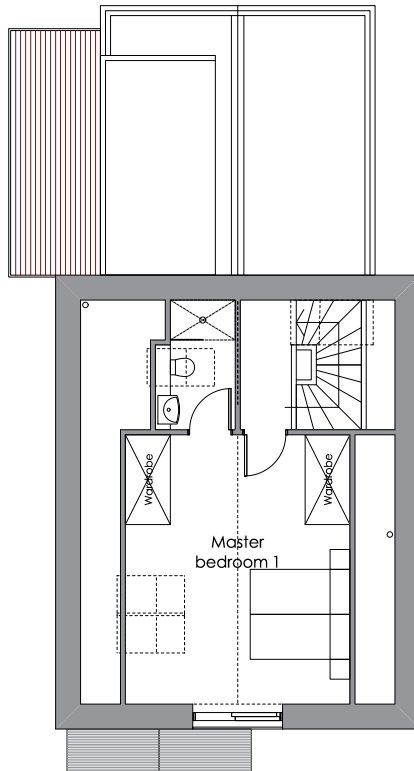
Floor plans



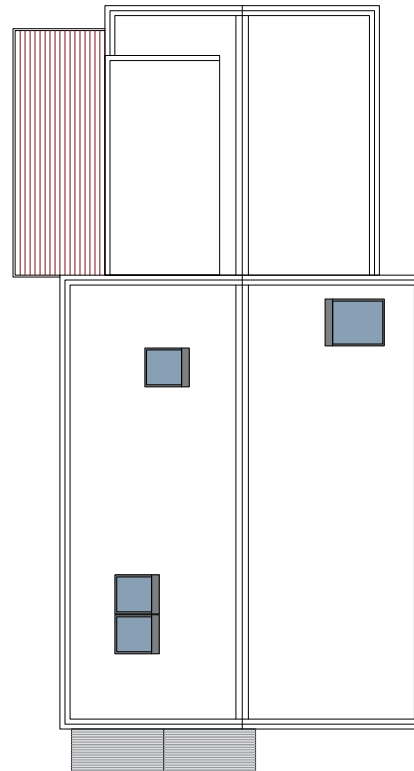
Ground



First



Second



Roof

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Transport

St Margaret's Rail Station is a 5-minute walk from the property, with trains into London Liverpool Street taking under 40-minutes.

The site is situated close to the A414 between the A10 and M11, leading into North and East London and out to Cambridge. Stansted Airport can be reached within 30-minutes providing international travel.

Planning permission

The site was granted planning permission on the 16th August 2016 under application number 3/16/1407/FUL for the construction of two detached dwellings, with carports, external balconies and amenity space.

Viewings

The site can be adequately viewed from the roadside in the first instance.

Additional Information

Planning documents and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

Financial Contributions

We understand that the site is not liable for any financial contributions.

VAT

We understand that VAT is not applicable.

Tenure

Freehold.

Terms

We are inviting offers in excess of £500,000.

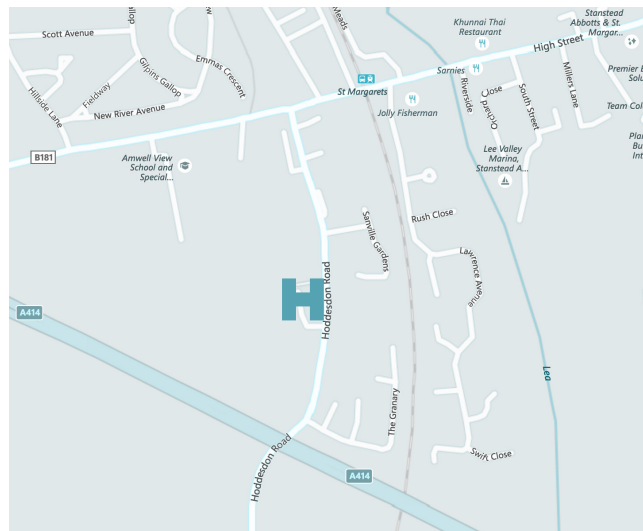
+44 (0)1992 660204

Site plan



Sam Murphy 01992 660204
sam.murphy@highfield-investments.co.uk

Location map



Sam Bacon 01992 660204
sam.bacon@highfield-investments.co.uk

highfield-investments.co.uk

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