



Land to South Side Of 2 London Road, Hertford Heath, SG13 7RH



For Illustration Purposes Only

Freehold Development Opportunity

- Development Opportunity in Hertford Heath
 - Planning permission has been granted for the erection of 4 semi-detached houses
 - Proposed NSA- 292m² / 3,152sqft
 - Amenities closely including Foxholes Farm Shop, Zis Zis Food, and Haileybury Sports Complex
 - Within walking distance to Hertford Heath Park
 - Freehold
 - Offers in excess of £600,000 for the freehold interest
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Description

The existing site is currently a vacant parcel of land measuring approximately 890sqm. Planning permission has been granted by East Herts Council for the construction of 2 x 2 bedroom and 2 x 3 bedroom semi-detached dwellings.

Location

Hertford Heath is a village located in Hertfordshire, 1 mile southeast of Hertford Town Centre and is well known for its open green spaces, scenic walks and friendly community.

The local schools and nurseries include Hertford Heath Primary School (0.3 miles), Little Stars Baby and Toddler Group (0.5 miles), and Haileybury School (0.9 miles).

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Proposed Residential Schedule

Unit	Type	Beds	GIA (m2)	GIA (ft2)
1	House	3	80.5	867
2	House	3	80.5	867
3	House	2	65.9	709
4	House	2	65.9	709
GIA			292.8	3152

Transport

The nearest train station is Hertford East Station (1.9miles) which provides access to Liverpool Street Station and Stratford Station via Tottenham Hale. Woodlands Road bus stop is located a minute walk from the site which offers direct access to Hatfield and Broxbourne.

Planning Permission

3/23/1402/FUL- Planning permission has been granted by East Herts Council for the erection of 2 x 2 bedroom and 2 x 3 bedroom dwellings, together with new access, associated car parking and landscaping works.

Additional Information

Please contact a member of the team at Highfield Investments for the further information pack.

Access

Available upon request.

Financial Contributions

We have been advised that CIL and S106 charges will not be applicable.

VAT

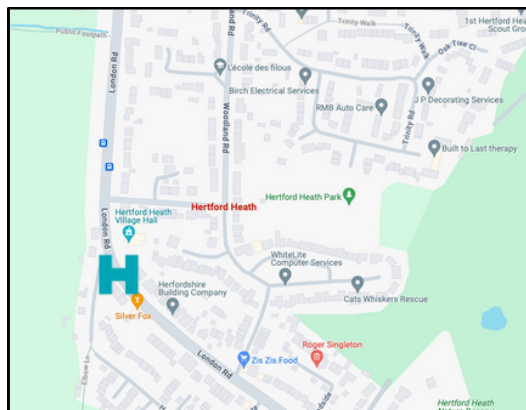
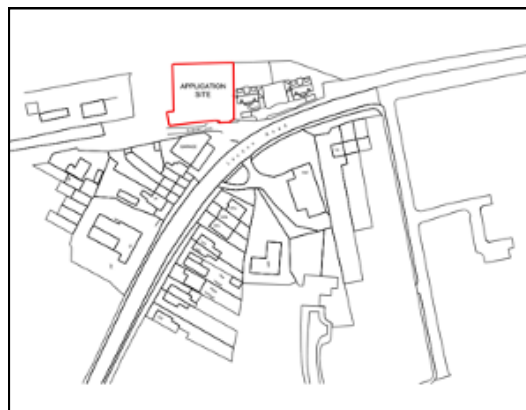
We have been advised that VAT is not applicable.

Tenure

Freehold.

Terms

Offers in excess of £600,000 for the freehold interest.



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