

Land at **Shepherds Way,** **Harpenden**



Residential Development Site

Site area Approx. 0.42 acres

Subject to Planning Offers Sought - POA

Full Application (05/2020/2026) pending a decision, for 4 large family homes, two detached and two semi-detached residential units.

Further drawings and pre-application advice available on request.

For Sale by Informal Tender



Location and Description

The site is situated on the north side of Harpenden, located at the rear of a peaceful residential cul-de-sac off Shepherds Way.

Excellent access to local schools, all of which are within walking distance.

Approximately 2 miles from Harpenden High Street and the mainline station which provides direct trains into London St Pancras in under 30 minutes.

Tanglewood is a large bungalow situated in the middle of the plot that is to be demolished to build 4 large family homes, two detached and two semi-detached which are all between 1600 and 1830 sq.ft with reasonable sized gardens for new homes extending to about 0.42 acres.

Planning

A detailed consent has been submitted (5/2020/2026) and a pre-app response is available on request with full drawings and elevations for two detached dwellings and a pair of semi-detached dwellings following the demolition of an existing bungalow. Land registry titles: **HD580486, HD447808**

Services and Utilities

It is up to the potential purchaser to ensure that all mains services and utilities are in place for the development.



Existing view

Tenure and Method of Sale

The land under title HD580486 is to be sold freehold with vacant possession on completion. The vendors do not undertake to only accept the highest offer other factors will be considered.

The land will be sold via informal tender.

Offers are sought on a subject to planning basis at a gross value for the land.

Viewings

Partial views of the site are visible from the road. All other viewings are by appointment only and will be either accompanied or unaccompanied with the owner's permission.



Proposed view

Offers should be submitted to:

Gary Wilkin

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