



Site outline

Potential Strategic Land Opportunity in Ickleford

Site area
Approx: 27.23 acres

A large site of around 27.23 acres in Ickleford, Hertfordshire. The site has potential as a strategic land opportunity, and is to be sold without planning permission, the site falls within North Hertfordshire Council.

The Site

The site is located on the northern side of the village of Ickleford. On the north and south boundaries can be found residential development (and the village school on the south), on the west is open countryside, and on the east is a smaller area of open land, that is bounded on the north, east and southern sides with residential development. The access to the site is on the southern boundary, off Arlesey Road.



Surrounding area

Ickleford is a sprawling village to the north of Hitchin (approximately 2 miles to the town centre), and to the west of Letchworth Garden City (approximately 3.5 miles), both of which have a number of amenities, including train stations. Ickleford itself has a number of facilities, such as a shop, school and church. Ickleford is served by a number of buses, with routes to Bedford, Hitchin, Henlow and Biggleswade.

The Proposals

This site is sold with no planning permission.

Tenure and Method of Sale

The land is to be sold freehold with vacant possession on completion. The approximate site boundary defined on the location plan is for illustrative purposes and the site purchaser will need to confirm the exact outline with their solicitors.

Viewings

Viewings are by appointment only. Please contact Optimis Consulting directly to arrange this.

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