



land at 54 Station Road, Ashwell, Baldock, Hertfordshire. SG7 5LS

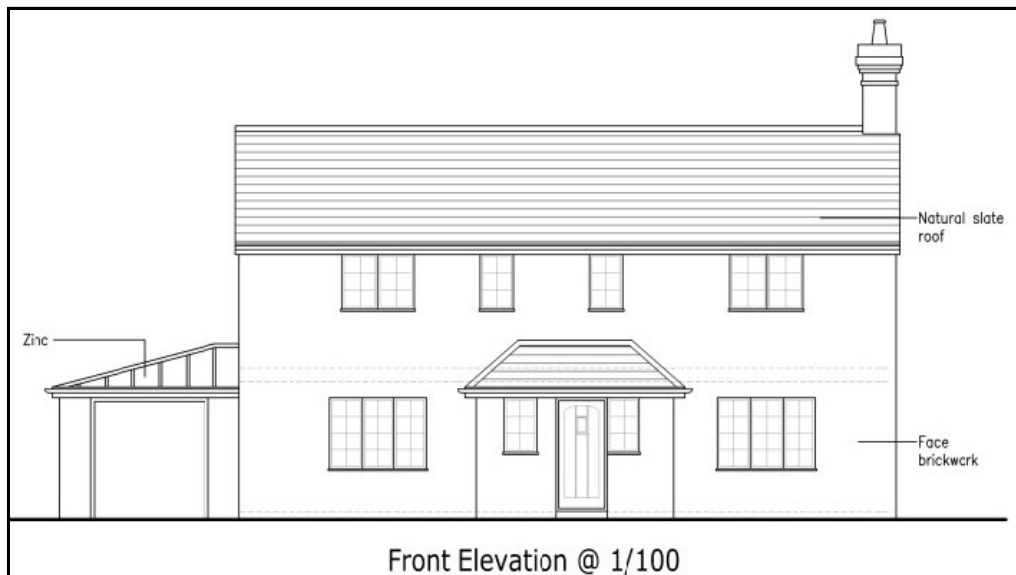




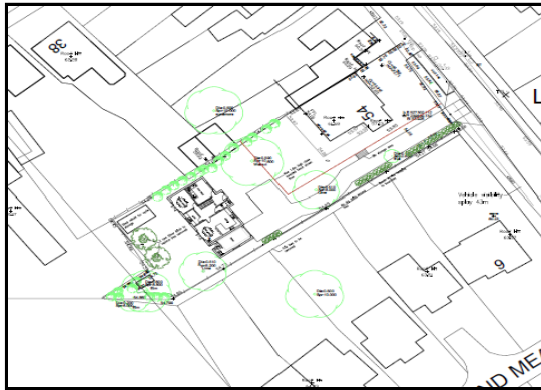
Residential Land

£385,000 Freehold

Land for sale in Ashwell, Hertfordshire with planning permission to build a large 4 bedroom detached house. Wastell and Porter and Woods Hardwick have helped secure planning permission reference number 23/02560/FP for a large 4 bedroom detached house situated behind 54 Station Road. The house is 1733 square feet, gross internal area plus 210 square feet for the single garage. The location is quiet, peaceful and within walking distance of the village school, pubs, restaurants and shops, in what is probably one of the most sought after villages in Hertfordshire. The house enjoys 4 bedrooms and 3 bathrooms and on the ground floor a large open plan kitchen family room with two further reception rooms. The garden is lovely and has lime trees to the left and a lovely mature walnut tree to the front with a long driveway to the left of number 54. As well as a single garage, there are two parallel parking spaces. All in all, a rare opportunity to build your own house in a very sought far location.

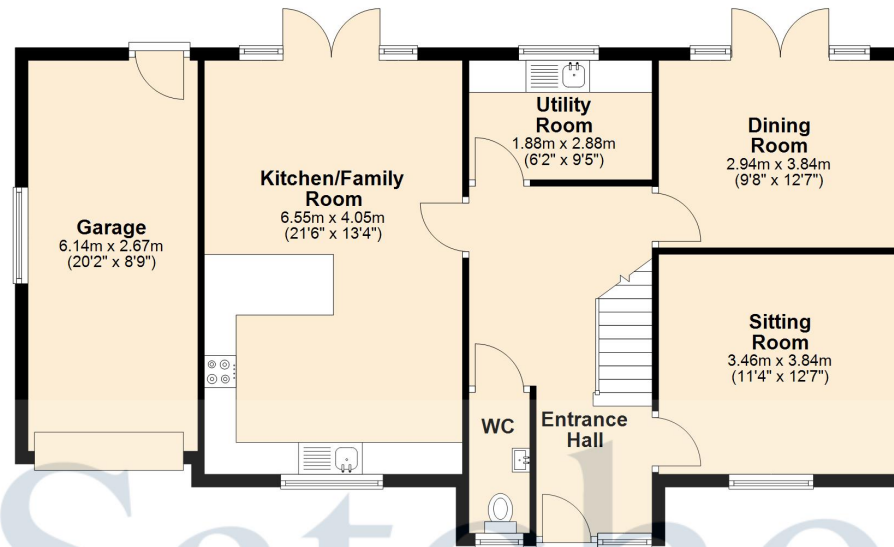


- Land for sale
- Ashwell Hertfordshire
- Sought after location
- Highly regarded village school
- Planning permission granted
- 1732 gross internal area
- 210 square foot single garage
- 4 bedrooms and 3 bathrooms
- Large kitchen breakfast room
- Two additional reception rooms

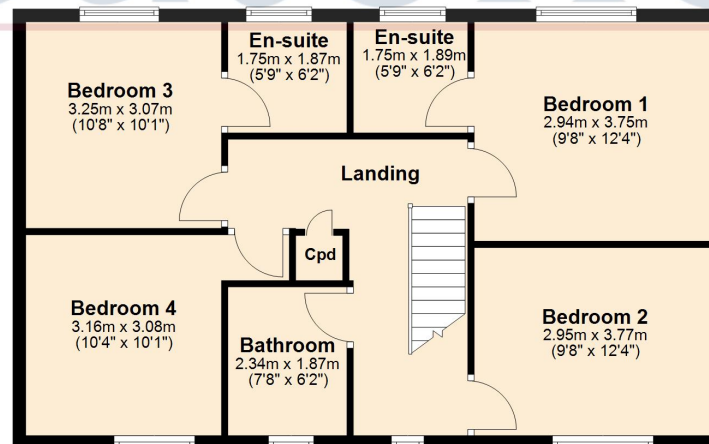


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.