



Pirton Road

Holwell , HITCHIN,
Hertfordshire, SG5 3SS
Guide Price £300,000

COUNTRY PROPERTIES
PART OF HUNTERS



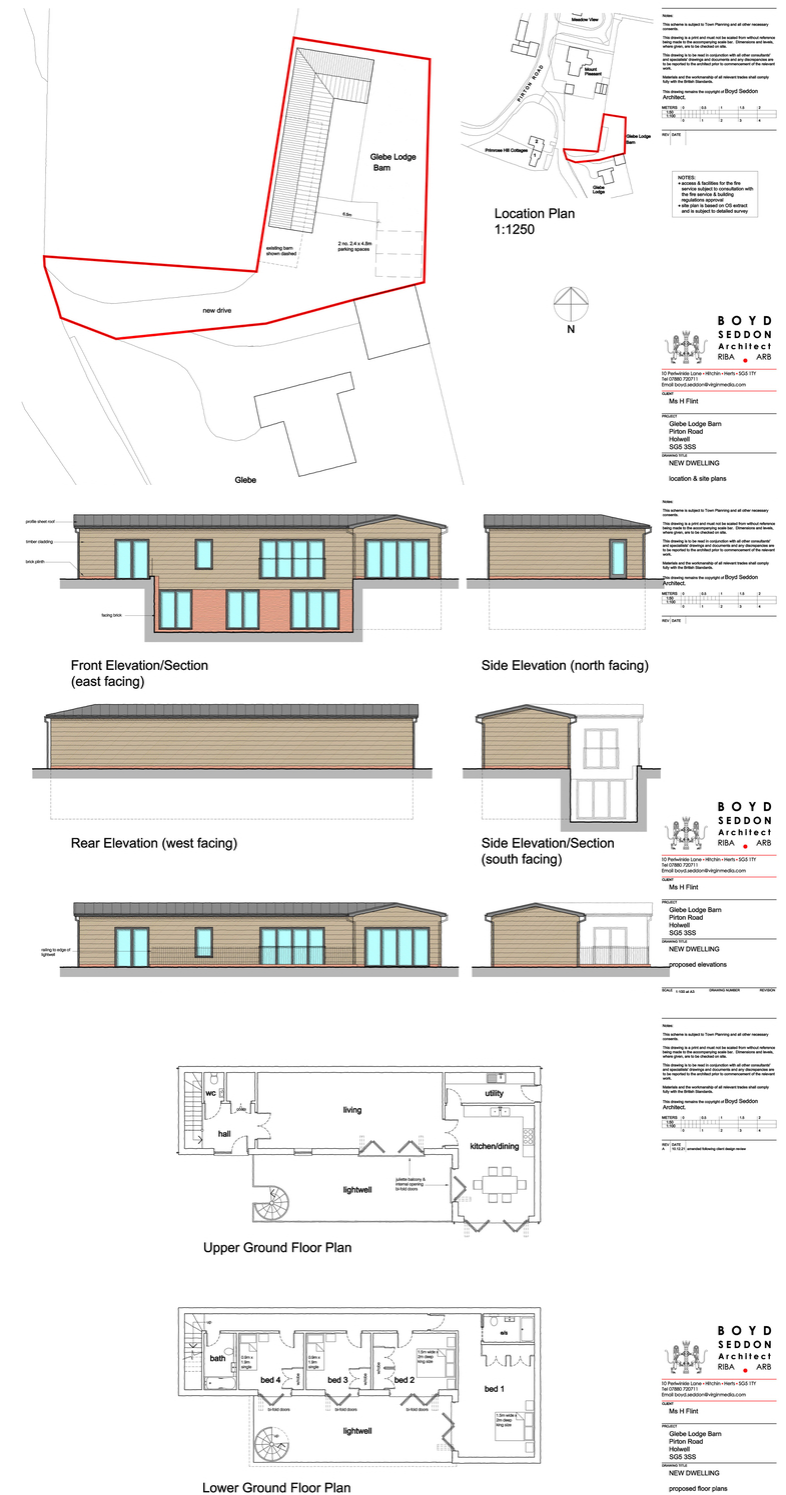
Planning permission has been granted by NHDC for a detached 4 bedroom dwelling approximately 1800sq.ft with associated parking and garden following the demolition of the existing farm building. Visit North Herts District Council, planning application no. 22/00146/FP for full details.

Included in the sale is additional land adjacent to the site which is approximately 0.26 of an acre. Further additional land may be available by separate negotiation of approximately 0.66 of an acre.

Location: Holwell is situated just under three miles from Hitchin Town Centre with it's extensive shopping, schooling, leisure facilities, as well as numerous restaurants and a mainline railway station serving Kings Cross and St Pancras in London. London commuters are well served with access to the A1 (M) and Hitchin station about 4 miles away with services to Kings Cross and St Pancras in about 25 minutes and the University city of Cambridge in about 35 minutes.

A copy of the decision notice and accompanying documents are available on request.

- Development opportunity in the village of Holwell
- Conditional planning for a 4 bedroom house
- North Herts District Council
- Application reference 22/00146/FP
- Viewings by appointment only
- Additional land of approx. 0.66 of an acre available by separate negotiation
- Additional land of approx. 0.26 of an acre available by separate negotiation







All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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