



Hitchin Road

Weston, Hitchin,
Hertfordshire, SG4 7AY
Offers in excess of £450,000

country
properties

A unique development opportunity to acquire a three bedroom end terrace family home on a large plot with a potential for development opportunity in the rear garden subject to planning. The house itself offers tremendous scope for enhancement and extending, subject to planning consents.

The potential plot will be limited to the development of one additional dwelling and access over the entire property will be limited to ONLY TWO dwellings – number 25 and one other. If planning is granted for a second dwelling the overage will relate to 25% of the uplift in the value of the plot.

Offers should be submitted in writing using the tender form to: Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts SG6 3HW. Email daviesking@talk21.com. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS marked '25 Hitchin Road, Weston, Hitchin, SG4 7AY – OFFER'. ONLY OFFERS RECEIVED IN THIS WAY WILL BE CONSIDERED.

The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

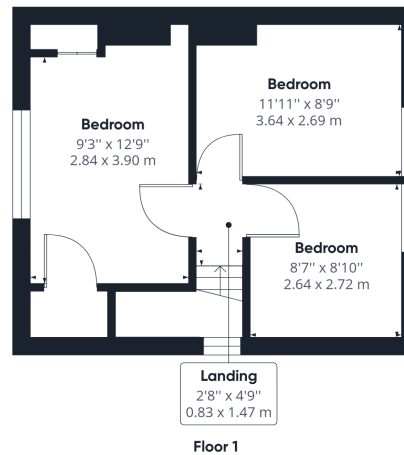
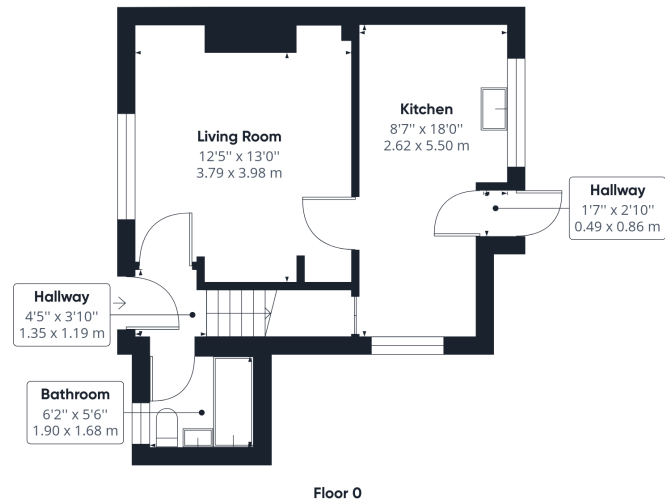
All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

This picturesque village is popular with ramblers, horse riders and cyclists and is situated within North Hertfordshire located 4 miles north of Stevenage and 2.5 miles south of Baldock. There is easy access to the A505, A507 and A1M making it a super destination for commuters looking for a peaceful retreat at the end of a hard day in the office. Within the village there is a highly regarded C of E Primary school that feeds into Knights Templar, a general village store with post office, two village pubs and a village hall that hosts many local events. Holy Trinity church is the parish church which hosts classical music concerts throughout the year and in the churchyard is the supposed grave of the legendary giant Jack o'Legs.

- A unique development opportunity
- Three bedroom end of terrace family home
- Potential to extend subject to any necessary planning permission
- Charming village location with a characterful pub, store/post office, village green and primary school
- Right of way access across the back for neighbouring properties
- Chain free





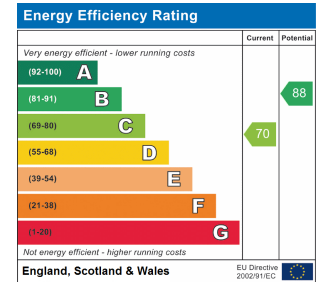


Approximate total area⁽¹⁾
734.34 ft²
68.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

Viewing by appointment only

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