



Stotfold, Hitchin, Bedfordshire. SG5



Residential Land

Guide Price £13,000,000

Satchells and Hawthorn Land are delighted to be appointed by UKLand.com to sell 37 Acres of Land in Stotfold Bedfordshire, with outline planning consent for 100 residential homes. We have an office in Stotfold and some of our family grew up in Stotfold and you can see why this is a lovely place to live as it is very convenient with excellent road and rail connections. Other developments in the area have sold very well but we feel the homes here will command a premium as you also enjoy being in a Parkland setting.

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Parcel B has outline planning permission reference, CB21/01248/OUT, for 100 residential properties with Gross Developable area of 205,000 (Two Hundred and Five Thousand Square Feet). We believe having had a conversation with Central Bedfordshire planning authority there is scope to perhaps increase the number of residential units from 100 to 169. For further information please call Alan Hilditch or Peter Fraylich.

The site would lend itself for many different styles of houses from first time

buyers to those looking to downsize as we have a shortage of bungalows in the area but as a local Estate Agent we would suggest the left hand side of the development would lend itself for substantial detached homes circa 2,500 Square Feet to make best use of the views. The 37 acres is a rather nice location, peaceful, quiet and safe and a great place to retire to, raise a family or those looking to live in a parkland setting.

Our client is seeking unconditional offers for Parcel B with some consideration for overage above the 100 Units. The successful purchaser would then have the option to discuss Parcel C and other adjoining parcels of land.

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.



