



Land, Weston Gate, Hitchin SG4 0JN

| Satchells



Residential Land

£25,000

Land for sale by way of an informal tender. Closing date 30 March 2026 at 12 noon. All offers to be submitted in writing with proof of funds. We are inviting you to purchase a 50% share of land, situated along Weston Gate in Hitchin lettered A to B shown in Blue on tile plan HD484488. Weston Gate was a former garage and has recently been developed with a scheme of houses and apartments. By purchasing this 0.5 m wide strip, often referred to as a Ranson Strip, you have the opportunity to control the access to adjacent and adjoining land should that be built on in the future. Without access, land cannot be developed and the increased value of the land would be significant which could be worth up to a third of the developed land value. This could be several hundred thousand pounds. For more information, please google Stokes v Cambridge as this is case law relating to the value of access. Alternatively, you may consider purchasing to prevent development on adjacent land or any future development of land that you and others own.

The land is sold as is without guarantees or warranties and consequently no indemnities provided by the seller/company due to being in administration. The land is sold with the rights of way and covenants of the estate and each party is to pay their own legal costs.

- Closing date 30th March 2026 @ 12 noon
- All offers to be submitted in writing with proof of funds
- 50% share of land situated along Weston Gate
- Opportunity to control access to adjacent & joining land
- Sold without guarantees or warranties

About The Area:

Hitchin is a popular North Hertfordshire market town that offers a great mix of character, convenience and a genuinely lively feel. The town centre is well known for its attractive period buildings and historic market square, alongside a strong selection of independent cafés, pubs and restaurants, plus everyday shops and services that make day-to-day life easy. There's a real community spirit too, with regular events and a busy calendar that helps the town feel welcoming and well connected.

For anyone who enjoys the outdoors, Hitchin is well placed for parks, play areas and open countryside walks on the edge of town, making it particularly appealing to families and dog owners. Schooling is another draw, with a good local reputation that continues to attract people moving within the area. Hitchin station is also a major advantage, providing direct rail links into London, which suits commuters who want a market town lifestyle without feeling cut off.



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.

Satchells



Satchells

8 High Street, Baldock, SG7 6AR

T: 01462 892041

E: baldock@satchells.co.uk

W: www.satchells.com

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