



DEVELOPMENT OPPORTUNITY

**Land adjacent to 14 Dark Lane, Sandon,
Buntingford SG9 0QT**

Offers in the region of £230,000

**For Sale by informal tender
Closing date 12noon on 19th March 2018**

**Viewing by appointment only
Call Country Properties 01462 452951**

Conditional Planning Permission

The site is adjacent to Dark Lane in Sandon and has conditional planning permission for the erection of a three bedroom detached house and link single garage circa 1600 sq. ft.



Land adjacent to 14 Dark Lane, Sandon, Buntingford

Sandon

Sandon is a village and civil parish in the [North Hertfordshire](#) district. Sandon is located near the towns of [Baldock](#) and [Buntingford](#). The parish also includes the hamlets of Green End and Roe Green, and [Blagrove Common](#), a nature reserve.



Location Plan

DO NOT SCALE from this drawing. Only forward dimensions are to be used. This drawing is the sole copyright of NORTH HERTFORDSHIRE HOMES. The contractor is responsible for taking and checking all dimensions and for ensuring that the proposed works are carried out in accordance with the requirements of the planning authority.

Construction should ONLY proceed from drawings issued under Building Regulations approval. All materials and components to those specified by NORTH HERTFORDSHIRE HOMES, must be of the same quality and specification as those specified by NORTH HERTFORDSHIRE HOMES. There may be other items specified by the contractor.

- LEGEND**
- 1.8 METRE HIGH TIMBER BOUNDARY FENCING
 - LOCATION FOR TIMBERSHED & REFUSE/RECYCLING BINS
 - LAID TO LAWN
 - CONCRETE PAVING SLABS TO NEW PEDESTRIAN AND PATIO AREAS
 - BLOCKWORK PAVING TO NEW VEHICULAR ACCESS AND PARKING AREA
 - EXISTING TREE TO BE REMOVED
 - PARKING SPACE (5 X 2.5 METRES)

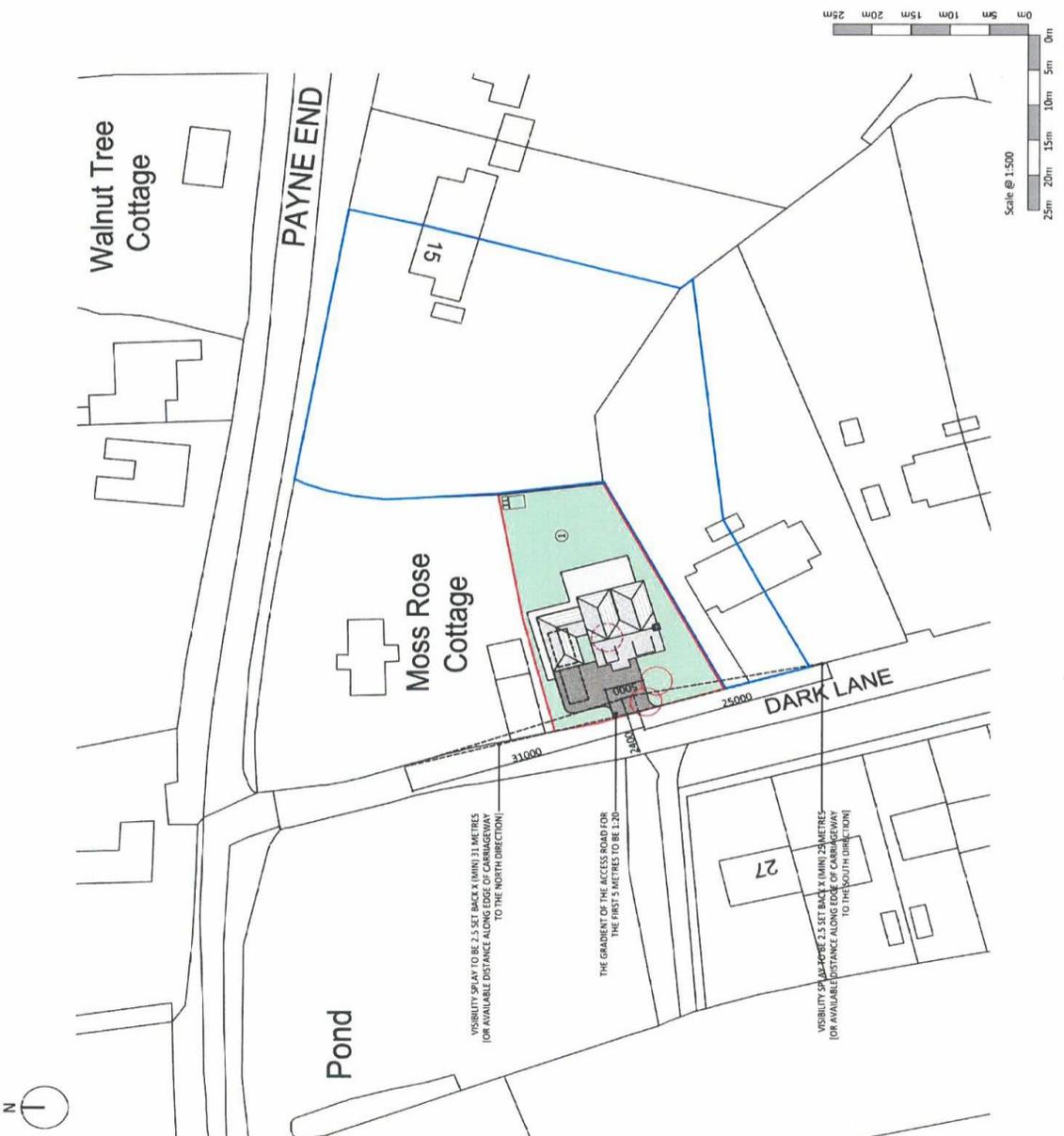
B - VISIBILITY SPLAY ADDED 17/07/15 MEH
 A - REDUCED HEIGHT SCHEME 17/06/15 MEH
 Rev No. Date Checked
PLANNING 05/06/15



Minor Hours: 8.00am - 5.00pm
 T: 01462 2761100 F: 01462 631280

Project: Land adjacent to 14 Dark Lane, Sandon, Herts

Scale	1:500@A3	Date	Sept 2014	Drawn	MEH
Job No.	ASR_2014_04	Checked	CIR	Revision	B
Drawing No.	PL_006				



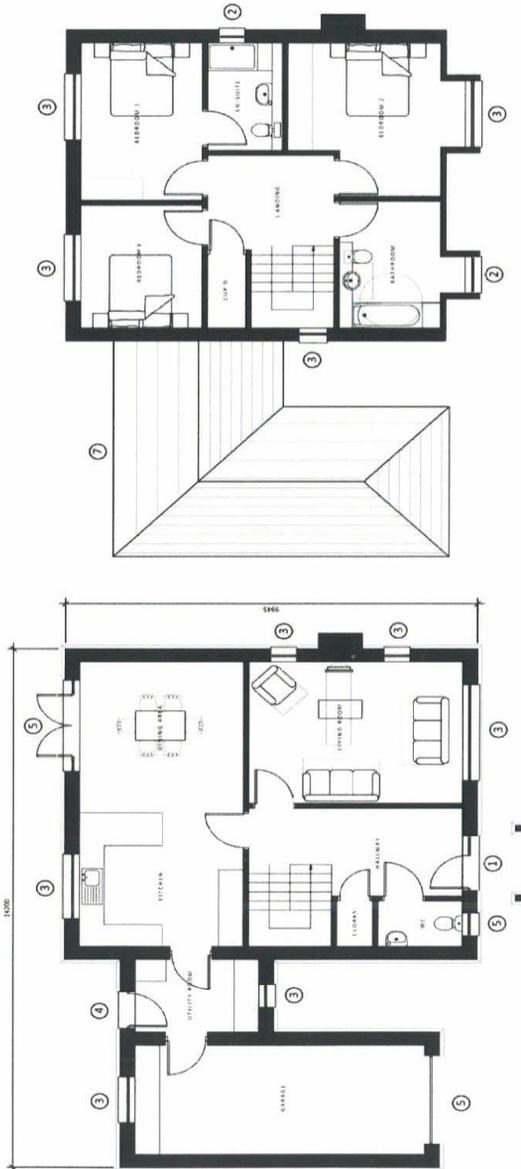
Proposed Floorplans

DO NOT SCALE from this drawing. Only floor dimensions are to be used. This drawing is the sole copyright of NORTH HERTFORDSHIRE HOMES. The contractor is responsible for taking and checking all dimensions and for ensuring they comply with their interpretation of all requirements of the design.

Construction should ONLY proceed from drawings issued under drawing control for the purpose of construction. No other drawings, specifications, notes, or other information should be used. The contractor is responsible for ensuring that the drawings are correct and for ensuring that the drawings are used in accordance with the requirements of the design.

LEGEND

- 1 TIMBER ENTRANCE DOOR & FIXED PANEL WINDOW TO SIDES.
- 2 OBSCURE DOUBLE GLAZED TIMBER WINDOW.
- 3 DOUBLE GLAZED TIMBER WINDOWS.
- 4 DOUBLE GLAZED TIMBER DOOR.
- 5 DOUBLE GLAZED TIMBER DOUBLE DOORS & FIXED PANEL WINDOWS TO SIDES.
- 6 TIMBER UP AND OVER GARAGE DOOR.
- 7 CLAY PANTILE ROOF TILES. (COLOUR: RED)



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

A - REDUCED HEIGHT SCHEME 17/06/15 MEH
 Rev No. Date Checked

PLANNING 05/06/15



North Hertfordshire Homes
 Home House, BARKET, SG7 6AZ
 T 01462 701010 F 01462 832280

Project

Land adjacent to
 14 Dark Lane,
 Sandon, Herts

Drawing

Proposed
 Ground & First Floor Plans

Scale Date Drawn
 1:100@A3 April 2015 MEH

Job No. Checked
 ASR_2014_04 CIR

Drawing No. Revision
 PL.002 A

Scale @ 1:100



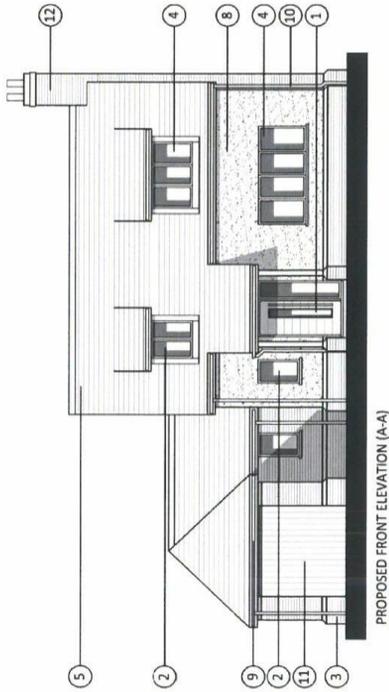
Proposed Elevations

DO NOT SCALE from this drawing. Only figured dimensions are to be used for construction. The contractor is responsible for checking all dimensions and weights. Any discrepancies between this drawing and other information shall be referred to the architect.

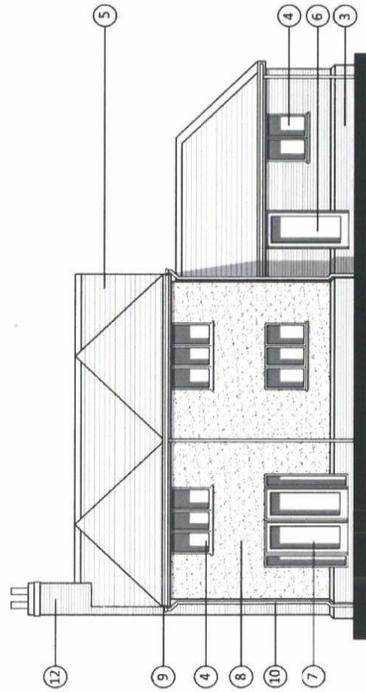
Construction should comply with all relevant building codes and standards. Drawing is for construction only. Unless otherwise stated, all work shall be in accordance with the current British Standards. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for ensuring that all work is completed in accordance with the specifications and drawings. The contractor shall be responsible for ensuring that all work is completed in accordance with the specifications and drawings. The contractor shall be responsible for ensuring that all work is completed in accordance with the specifications and drawings.

LEGEND

- 1 TIMBER ENTRANCE DOOR & FIXED PANEL WINDOW TO SIDES
- 2 OBSCURE DOUBLE GLAZED TIMBER WINDOW
- 3 BRICKWORK PUNTH (COLOUR: RED BRICKWORK)
- 4 DOUBLE GLAZED TIMBER WINDOWS
- 5 CLAY PANTILE ROOF TILES (COLOUR: RED)
- 6 DOUBLE GLAZED TIMBER DOOR
- 7 DOUBLE GLAZED TIMBER DOUBLE DOORS & FIXED PANEL WINDOWS TO SIDES
- 8 SMOOTH RENDER (COLOUR: WHITE)
- 9 TIMBER FASCIA BOARD (COLOUR: WHITE)
- 10 RAINWATER GOODS (COLOUR: BLACK)
- 11 TIMBER UP AND OVER GARAGE DOOR
- 12 BRICKWORK CHIMNEY STACK (COLOUR: RED BRICKWORK)



PROPOSED FRONT ELEVATION (A-A)



PROPOSED REAR ELEVATION (B-B)

Rev. No. A - REDUCED HEIGHT SCHEME 17/06/15 MEH

Date: 05/06/15

Checked: [Signature]

PLANNING



Minor House Builders, 527 PAZ

T: 01462 704100 F: 01462 633240

Project

Land adjacent to
14 Dark Street,
Sandon, Herts

Drawing

Proposed Front & Rear
Elevations

Scale: 1:100@A3

Date: April 2015 MEH

Drawn: [Signature]

Rev. No. ASR_2014_04

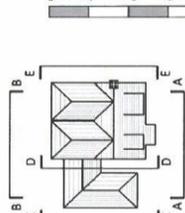
Checked: CIR

PL004

Drawing No. PL004

Revision: A

KEY PLAN



Scale @ 1:100

Conditional planning

- There is conditional planning permission for a three bedroom detached house and link single garage
- Application number: 15/01020/1
- Location: Land adjacent to 14 Dark Lane, Sandon, Buntingford SG9 0QT

For a direct link to the planning application

<http://pa.north-herts.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Agent's Note

- Offers must be submitted in writing using the enclosed tender form and sent to – Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts SG6 3HW. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS in a sealed envelope clearly marked 'Land adjacent to Dark Lane, Sandon, Buntingford – OFFER'. The attached tender form must be completed in full. **ONLY OFFERS RECEIVED IN THIS WAY WILL BE CONSIDERED.**
- 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 land 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 sale of the land by Informal Tender does not restrict the vendor from considering any pre-tender offers or from withdrawing the land from the tender process prior to the tender date. 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.
- Please note that there is a disused brick built septic tank to the front left side of the site
- ALL offers are to be received by Davies Kings Chartered Surveyors no later than 12noon on Monday 19th March 2018