

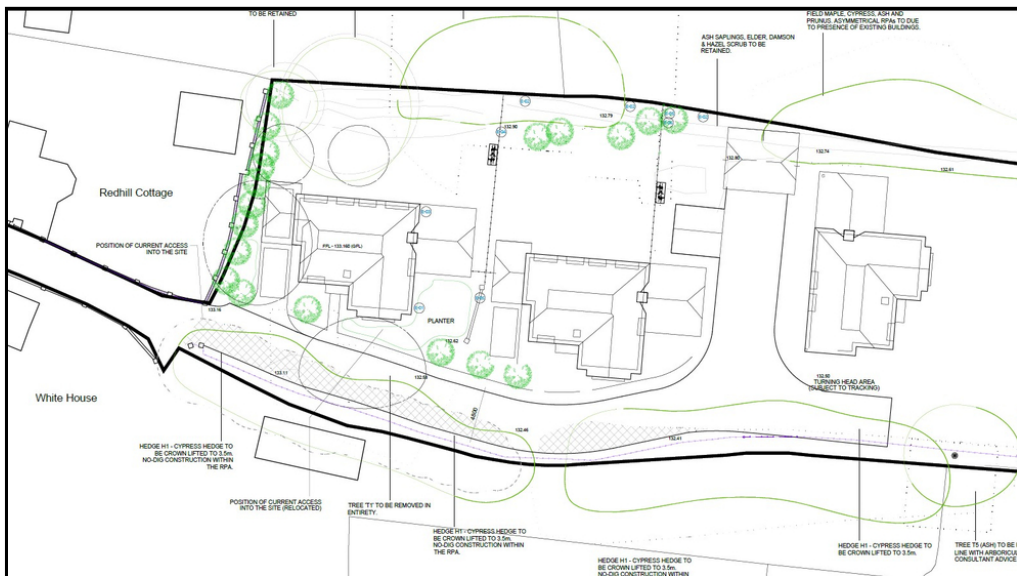
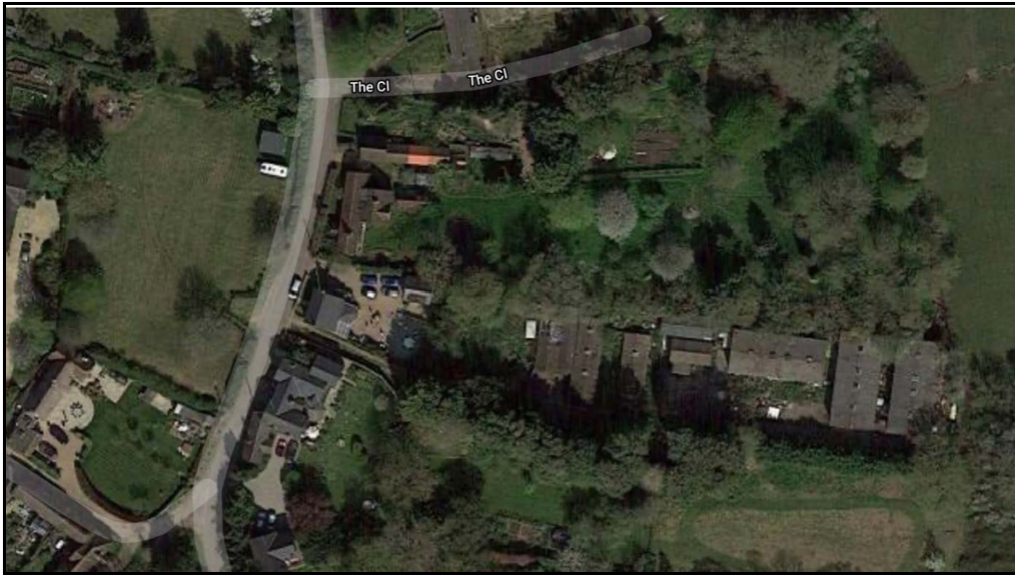
Redhill Poultry Farm, Redhill, Rushden, Buntingford, Hertfordshire. SG9 0TG



Residential Development

£1,100,000

Land for sale with potential to build three beautiful detached houses with double garages located in a picturesque and highly sought after village of Rushden. Redhill Poultry Farm Rushden, Herts, SG9 0TG, is about 0.75 of an acre with about 20,000 sqft of chicken sheds. Many of these commercial units have since fallen into disrepair, most of the site is covered in hardstanding. The site has open fields to the North, South & East of the site. The site is not within the Green Belt or any conservation or archaeological areas of significance and is currently situated within Planning Flood Zone 1. There are currently three Grade II listed buildings positioned directly west of the site (Apple Tree Cottage, Maple Cottage & Thatched Cottage), which would remain unaffected by these proposals.

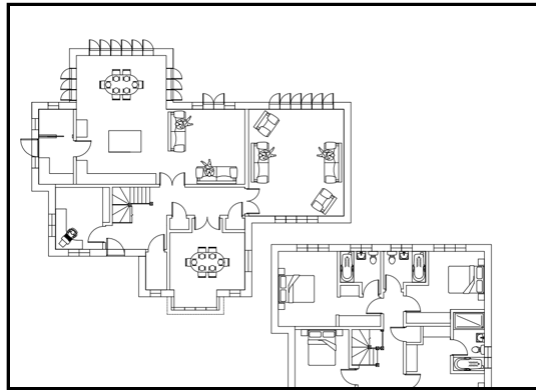


Additional Information:

The former Redhill Poultry Farm is located within the idyllic hamlet of Redhill. Redhill is situated between Rushden and Wallington in the eastern region of Hertfordshire. Redhill is a short (commutable) distance from surrounding areas such as Baldock, Letchworth Garden City & Buntingford; which are nearby main commercial hubs. Baldock Railway Station & Ashwell and Morden Railway Station are also situated close to the site as is access to the A1 motorway.

For sale by way of an 18-month option agreement, the consideration to be £1500 per calendar month until the sale is completed. This would be deductible from the asking price of £1.1 Million, an additional payment of £50,000 paid should you secure residential units; purchaser to pay the land owners legal costs.

The plan we have enclosed shows 3 detached houses, each one approximately 2670 Square Feet plus the double garages with an anticipated GDV of £3.85 Million.



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.

