

CGI

Land On The West Side










Marshalls Heath Lane, Wheathampstead

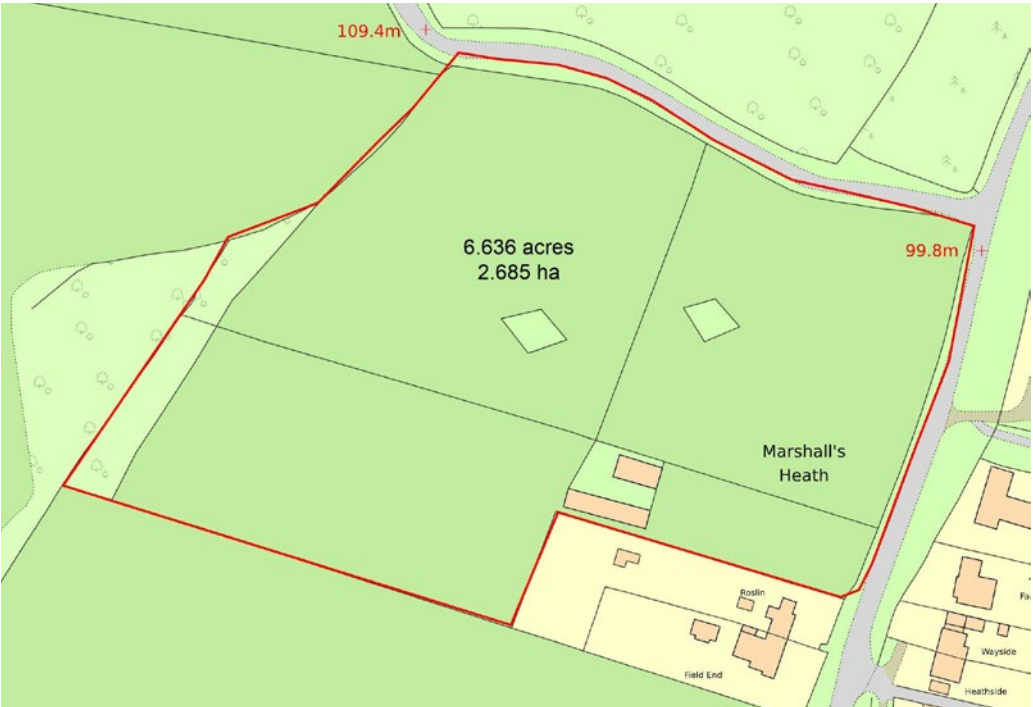
**STRUTT
& PARKER**

BNP PARIBAS GROUP

A great opportunity to build your own home with the benefit of a large plot of nearly 7 acres

The plot has the benefit of planning permission for a 3 bedroom 1475 sq ft bungalow. It is located in a lovely semi rural location between Wheathampstead and Harpenden.

 2 RECEPTION ROOMS	 3 BEDROOMS	 2 BATHROOMS
 OUTSIDE	 6.636 ACRES	 FREEHOLD
 RURAL/ VILLAGE	 1475 SQ FT	 GUIDE PRICE £850,000



The property

Located on the west side of Marshalls Heath Lane, the L-shaped plot of land being offered for sale extends to approximately just under 7 acres. There is currently planning permission for a detached three-bedroom bungalow.

A welcoming reception hall leads to three bedrooms, family bathroom and en suite to the principal bedroom. To your left is an open plan kitchen/dining room, utility, w.c. and nicely proportioned sitting room.

Outside

The land itself features four well-maintained inter-connecting areas of enclosed stock-fenced and hedged areas of level and gently sloping pasture interspersed with some mature trees. It is surrounded on one side by mature woodland, on another by mature hedging and trees and on the remaining two sides by arable farmland, the whole creating the ambience of a quiet and secluded oasis in a highly

sought-after and convenient location.

There is also a bridleway opposite the field.

NB.

A restrictive covenant confirming there can be no more than one dwelling on the site will be added to the title.



Location

The property is situated on the fringes of Wheathampstead village, which offers independent shops, gastro pubs, cafés, convenience stores, a church, library, chemist, GP surgery and primary school. Extensive shopping, service and recreational amenities can also be found in Harpenden, Welwyn Garden City, St Albans and Luton.

Local sporting and leisure facilities include a sports centre with indoor pool, rugby, tennis, bowling and cricket clubs and three golf courses; cycling, riding and walking can be enjoyed in the surrounding countryside and in Heartwood Forest and the Rothamsted Estate. Communications links are excellent: Harpenden station (2.7 miles) offers direct services to central London (St Pancras International 24 minutes), and the A1(M) and M1 give access to the M25 and motorway network.

Katherine Warrington School is within easy reach of the property.



Distances

- Wheathampstead 1.7 miles
- Harpenden 2.7 miles
- A1(M) (Junction 4) 5.9 miles
- M1 (Junction 9) 6.3 miles
- Welwyn Garden City 6.4 miles
- Luton 7.1 miles
- London Luton Airport 7.5 miles
- Central London 29.2 miles
- London Heathrow Airport 38.6 miles

Nearby Stations

- Harpenden
- St Albans
- Luton Parkway

Key Locations

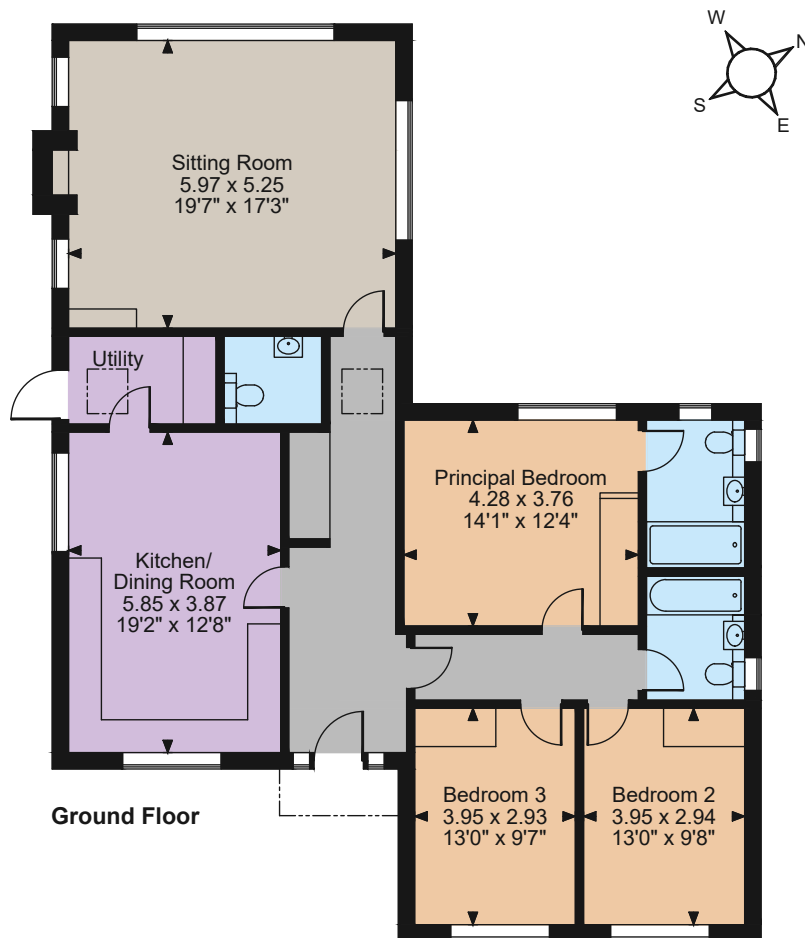
- Nomansland Common
- Devil's Dyke

- St Helen's Church, Wheathampstead
- Wheathampstead Local Nature Reserve
- Shaw's Corner
- Verulamium Museum
- St Albans Cathedral
- Hatfield House

Nearby Schools

- St Helens
- Beech Hyde
- The Grove Infant and Nursery School
- Crabtree Infants' and Junior Schools
- High Beeches Primary School
- Aldwickbury School
- The King's School
- St Hilda's School
- St Albans High School for Girls
- Katherine Warrington School
- Sir John Lawes School





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,475 sq ft (000 sq m)
For identification purposes only.

Directions

Post Code AL4 8HS what3words: ///preoccupied.
called.galaxy - brings you to the land

General

Local Authority: St Albans District Council

Services: Mains water supply and mains sewer going through the site.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band to be confirmed

EPC Rating: TBC

Wayleaves and easements: the property is sold

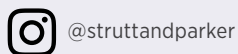
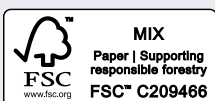
Harpenden

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