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ESTATE AGENCY

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The Anchor Cambridge Road, Wadesmill, Ware, Herts, SG12 0TD

Asking Price £800,000

This landmark Grade II listed building was formerly and affectionately known as the Anchor Pub/Restaurant. The property now has full planning permission with East Herts District Council . Full Planning Ref. No: 3/21/0852/FUL. The permission allows the building to be split vertically into 2 separate dwellings totalling approx 6000 sq ft. Bridge House (the left hand side) will be the larger of the 2 units spanning approx 3,500 sq ft, The Anchor (the older part of the building to the right hand side) will provide approx 2,500 sq ft. Externally the properties have been provided with ample parking and gardens to the rear and side. Wadesmill is a lovely village set in a valley and steeped in history, within easy reach of both Ware & Hertford. The properties are vacant/ no onward chain.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

The Anchor Cambridge Road, Wadesmill, Ware, Herts, SG12 0TD



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

