



**Oliver
Minton**
Sales & Lettings

**Land Between 50 and 52 Widford Road,
Hunsdon**

SG12 8NW

For Sale By Informal Tender £250,000

PLOT OF LAND TO BE SOLD BY INFORMAL TENDER: NO PLANNING PERMISSION IN PLACE

ALL OFFERS TO BE RECEIVED IN WRITING TO:
OLIVER MINTON ESTATE AGENTS, 14 HIGH STREET, STANSTEAD ABBOTTS. SG12 8AB.

EMAIL: sales@oliverminton.com

PLEASE CALL OR EMAIL FOR FURTHER DETAILS



DETAILS

An opportunity to acquire a level plot measuring approximately 525 sq. metres, situated between numbers 50 and 52 Widford Road, Hunsdon.

The area identified is for sale as existing, but is considered to have possible potential for development, subject to the usual planning enquiries and consent.

Applicants must therefore make and be satisfied with their own enquiries and responses with the local planning authority.

Vehicular right of way to the site over the road to the rear.

The purchaser will be responsible for arranging for all services including mains electricity, gas and water, to be connected to the plot if required.

- Tenure: Freehold
- Possible Development Opportunity
- The Parcel Of Land Is An Unused Plot Of Circa 525 sq m
- Located In Sought After Village of Hunsdon
- There Are No Services
- Currently Unused
- The Land Comes Without Planning Permission

LOCATION

Hunsdon boasts all the key ingredients of a great country village with amenities that include: Post Office / General Stores and a well used village hall, central to village life. The 'Outstanding' ofsted rated primary school is another draw to this thriving community.

There is also a great variety of active organisations for all ages including: Badminton Club, Gardening Club, Baby & Toddler Group and Scouts, Cubs and Beavers. There is also two pubs - The Crown and The Fox and Hounds gastro pub and a petrol garage.

The larger towns of Harlow (approx. 3 miles away) and the market town of Ware (approx. 4.5 miles away) offer an excellent range of shops, amenities, leisure facilities and a choice of main-line stations.

Harlow Town station offers fast and regular services to London Liverpool Street (35 minutes), also at Tottenham Hale on the Victoria line (17 minutes) easy access for the City and West End, while the area is well connected by road, with the M11 and M25 within easy reach.



Tenure: Freehold

**14 High Street, Stanstead Abbots, Hertfordshire,
SG12 8AB**

01920 412600

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