



RED PLAIN CLAY TILES TO HOUSE WITH MATCHING ROUND BECCO ROOF TILE

MONOCOUCHÉ OR SIMILAR APPROVED THROUGH COLOURED SPRAY RENDER COLOUR - OFF WHITE

FACE BRICKWORK TRADITIONAL CHIMNEY

PUNTH STRETCHER

FRONT ENTRANCE DOOR TO BE COTTAGE STYLE SBD APPROVED

LEVEL THRESHOLD TO MAIN ENTRANCE DOOR

COTTAGE STYLE TIMBER PAINTED, DOUBLE GLAZED WINDOWS, PROFILED BEADS APPLIED TO BOTH FACES OF THE DOUBLE GLAZED UNITS



# LAND AT ASHWELL ROAD

## NEWNHAM





## Land at Ashwell Road

Newnham

Hertfordshire SG7 5JX

Guide Price £350,000

FOR SALE BY INFORMAL TENDER - SEALED BIDS BY 12 NOON, THURSDAY, 23RD MAY 2024.

An exceptional opportunity to acquire a building plot with planning consent within the sought after village of Newnham. Located just 3 miles from Baldock and a mile from Ashwell, the plot backs directly on to miles of open fields providing a lovely rural setting to the rear. The plot currently forms part of the established gardens of Coker Cottage ensuring that the setting is already 'mature' with a lovely country feel.

The consent is for a large four bedroom detached family home that balances a traditional feel with contemporary styling/glazing to take full advantage of the setting.

In our opinion the site is suitable for self builders as well as the more usual developer market.

For further information please contact Morag Norgan on 01462 455225.

### Viewing

By appointment with Norgans Estate Agents.







### DESCRIPTION

An opportunity to construct a detached four bedroom home of approx 200sqm (2,152sqft) with double garage and South-Easterly facing gardens backing on to open countryside.

### PLANNING PERMISSION

The land has the benefit of Planning Permission No. 23/01807/FP granted 17/11/2023 for the erection of one detached 4-bed dwelling with integral garage and creation of vehicular access off Ashwell Road.

Further details can be found on the NHDC Planning Portal - <https://www.north-herts.gov.uk/planning> or by contacting our office.

### ACCOMMODATION

The Planning Permission provides for one detached dwelling with the following accommodation:-

#### INTERNALLY:

Ground Floor: Hall, Cloakroom, Study, Living Room, Dining Room, Kitchen/Breakfast and Utility.

First Floor: Landing with airing cupboard, Bedroom One with walk-in wardrobe and en-suite, Bedroom Two, Bedroom Three, Bedroom Four with walk-in wardrobe and Family Bathroom.

#### EXTERNALLY:

- Double Garage
- Gardens
- Bin Store
- Off-street Parking

### LOCATION & SITUATION

Newnham is a small village situated near Ashwell and Baldock and

benefiting from a village hall and Church. More comprehensive shopping, good schooling and leisure facilities can be found in nearby Ashwell and Baldock. The location benefits from excellent transport links with the A1(M) junction 10 (Baldock Services) only 1.5 miles away and mainline Railway Stations situated at nearby Baldock (2.6 miles) and Ashwell & Morden (4.2 miles) which provide a fast and frequent train service to both Cambridge and London (Kings Cross).

### SITE DIMENSIONS

PLEASE NOTE THAT THE BROCHURE PLANS AND SITE AREA LINES ARE INDICATIVE ONLY. THE BOUNDARIES SHOULD BE CHECKED ON SITE AND VIA THE TITLE PLANS.

Approx Area of Site - 1,270sqm.

Ground Floor of Proposed House - 100sqm (1,076sqft).

First Floor of Proposed House - 100sqm (1,076sqft).

Double Garage - 35sqm (376sqft),

### INFORMAL TENDER DATE

All offers must be received in writing in a sealed envelope clearly marked with the property address and must be received by 12 noon on Thursday, 23rd May 2024.

### INFORMAL TENDER

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. Prospective purchasers are permitted to submit one or more offers on the property. The Vendors are not bound by this Informal Tender and the sale of the property 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 this property

by Informal Tender does not restrict the Vendor from considering any pre-tender offers or from withdrawing the property from the Tender process prior to the Tender date.

### SERVICES

We understand that all mains services are available for connection within Ashwell Road (subject to complying with the relevant suppliers terms and conditions of supply).

### VIEWINGS

The land can be viewed from Ashwell Road. However please contact Norgans should you require a on-site inspection.

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

### GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website [www.norgans.co.uk](http://www.norgans.co.uk).



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