



Land Adjacent To, 2 Marlborough Road, Stevenage, SG2 9HP



FOR AUCTION, GUIDE £250,000 +

**** FOR SALE BY AUCTION ON WEDNESDAY 25th JUNE 2025 COMMENCING AT 1PM ** SALE VIA A LIVE-STREAMED AUCTION ****

****GUIDE PRICE £250,000+ ****

An exciting opportunity for a developer. A good size plot of residential land of approximately 0.25 acres, with APPROVED OUTLINE PLANNING for the construction of two detached 3/4 bedroom houses. Located in the popular Hertfordshire Town of Stevenage, this is a prime location for some new dwellings that would command good re-sale values. The site is within easy walking distance (20 minutes) of the Hyde Neighbourhood Centre on Shephall Way and the Sainsbury's superstore on Magpie Crescent. As above, Stevenage town centre is approximately 1.4 miles to the west. There are a good range of primary and secondary schools within walking distance, making this an attractive location for future homeowners. The local area benefits from a good number of detached homes, which makes the erection of two new homes a good fit for the neighbourhood and street scene. Planning documents are available to view on Stevenage Borough Council Planning Portal: PLANNING APPLICATION REFERENCE 23/00357/OP. Please call us now to register and discuss your interest.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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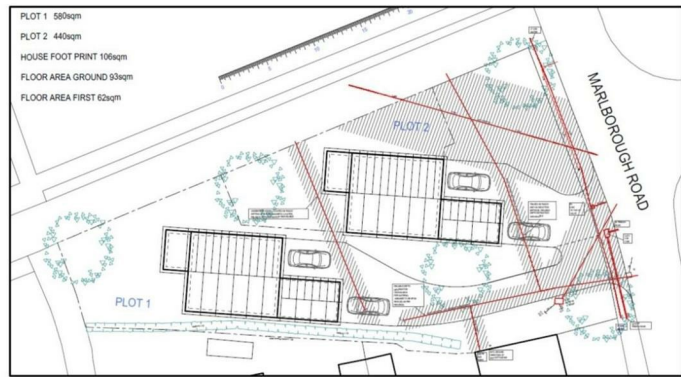
LAND FOR RESIDENTIAL DEVELOPMENT

With outline planning consent to build two detached houses
PLANNING APPLICATION REFERENCE 23/00357/O
Documents are available to view on the planning portal for Stevenage borough council.



THE DEVELOPMENT

The plans indicate the construction for two similar detached houses each with 155 sqm/1,668 sq ft of total floor space (93 sqm/1001 sq ft ground floor and 62 sqm/667 sq ft 1st floor). The plots would measure approximately 580 square meters 6243 sq ft and 440 sqm/4,736 sq ft respectively,



SERVICES

There are currently no services connected to the land.

COUNCIL TAX

N/A, Will be determined by the local authority post build.

PRICE INFORMATION

*Guides are provided as an indication of each seller's

minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMIN CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £2,400 (£2000 plus VAT)

PLANNING COSTS

Please ensure you have read through the legal pack and any outlined special conditions detailed.

HOW TO GET THERE

From the A1m, take junction 7 onto the A602, left at the roundabout onto Gunnels Wood Road and right at the next roundabout onto Six Hills Way, follow for approx. 1 mile where you will find Marlborough Road a turning on your right. The land is immediately on the right running parallel to the cycle path.



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For further information on viewing call 01908 030127