



Site boundary for indicative purposes only

LAND AT FINCHES END WALKERN, HERTFORDSHIRE, SG2 7RG

Unconditional land sale which could have various uses, or even potential development, subject to the usual permissions.

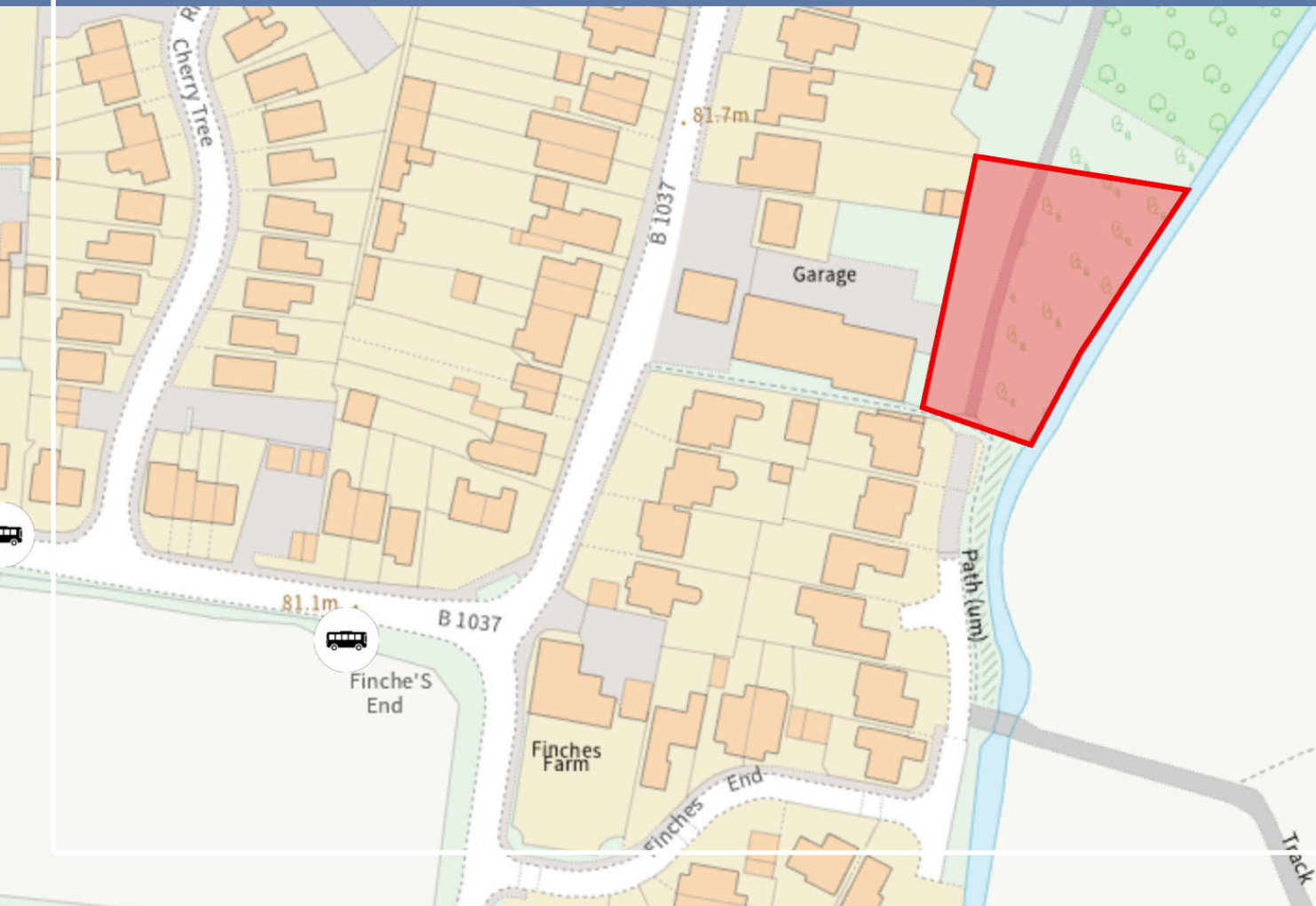
Guide Price: £85,000

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EXECUTIVE SUMMARY

Acting on behalf of the landowner, Prime Plots are delighted to offer the below opportunity:

- A 0.41 ac (0.17 ha) broadly rectangular-shaped parcel of land with vehicular access from Finches End.
- The land offers the potential for various uses, which may include residential, commercial, storage or additional garden land, subject to the usual permissions.
- Located just 4.6 miles from Stevenage Train Station.
- Approximately 4.8 miles from A1 (M).
- For sale Freehold.



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LOCATION

A picturesque village nestled in the Hertfordshire countryside, Walkern is just a stone's throw away from Stevenage. The village is surrounded by scenic countryside, offering picturesque walking and cycling routes, as well as a range of local amenities including a village shop, post office and several traditional pubs.

Walkern benefits from excellent transport links, with the nearby town of Stevenage just a few minutes' drive away, providing access to the A1 (M) and other major road networks. Stevenage railway station offers regular train services to London Kings Cross, with services reaching the city in around 25 minutes.

Walkern offers a delightful blend of rural tranquility and modern convenience. With its charming village atmosphere, array of local amenities, and excellent transport links to London, Walkern is a sought-after destination for those seeking a peaceful yet accessible location.

DESCRIPTION

This is a unique opportunity to purchase land that may have potential for various uses. It is a continuation of the original parcel of land that now houses Finches End. The land is not within the Greenbelt, but is within the conservation area of Walkern. It is bounded to the east by the River Beane, has commercial premises to the west, and a residential development to the south. We are inviting unconditional interest.

PLANNING

The last application on this land was in 2002. The land is not within the Greenbelt. It is outside of the settlement boundary to the village, but is within the conservation area of Walkern.

LOCAL AUTHORITY

The site falls under the planning jurisdiction of East Herts District Council.

ACCESS

The land has an established access from Finches End.

RIGHTS, COVENANTS, AGREEMENTS & DECLARATIONS

The land will be sold subject to, and with the benefit of, all rights, covenants, agreements and declarations affecting the property.

Please ensure your legal advisor has verified all your requirements relating to your rights of use of this land, prior to exchange of contracts.

REQUEST FOR FURTHER INFORMATION

Interested parties should submit in writing, queries in relation to any planning, technical and legal aspects of the site or of the sales process.

GUIDE PRICE

Guide price £85,000

VAT

The property is not elected for VAT (as advised).

VIEWINGS

Site viewings are strictly by prior appointment with Prime Plots.

FURTHER INFORMATION

Further information relating to the site is available via the project dataroom:

www.primeplots.co.uk/walkern

CONTACT

Please ensure all enquiries are made to the principle contact:

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SITE ADDRESS

Land at Finches End

Walkern

Hertfordshire

SG2 7RG



IMPORTANT NOTICE

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