



Site boundary for indicative purposes only

LAND AT NORTON BURY LANE

LETCWORTH GARDEN CITY, HERTFORDSHIRE, SG6 1AN

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

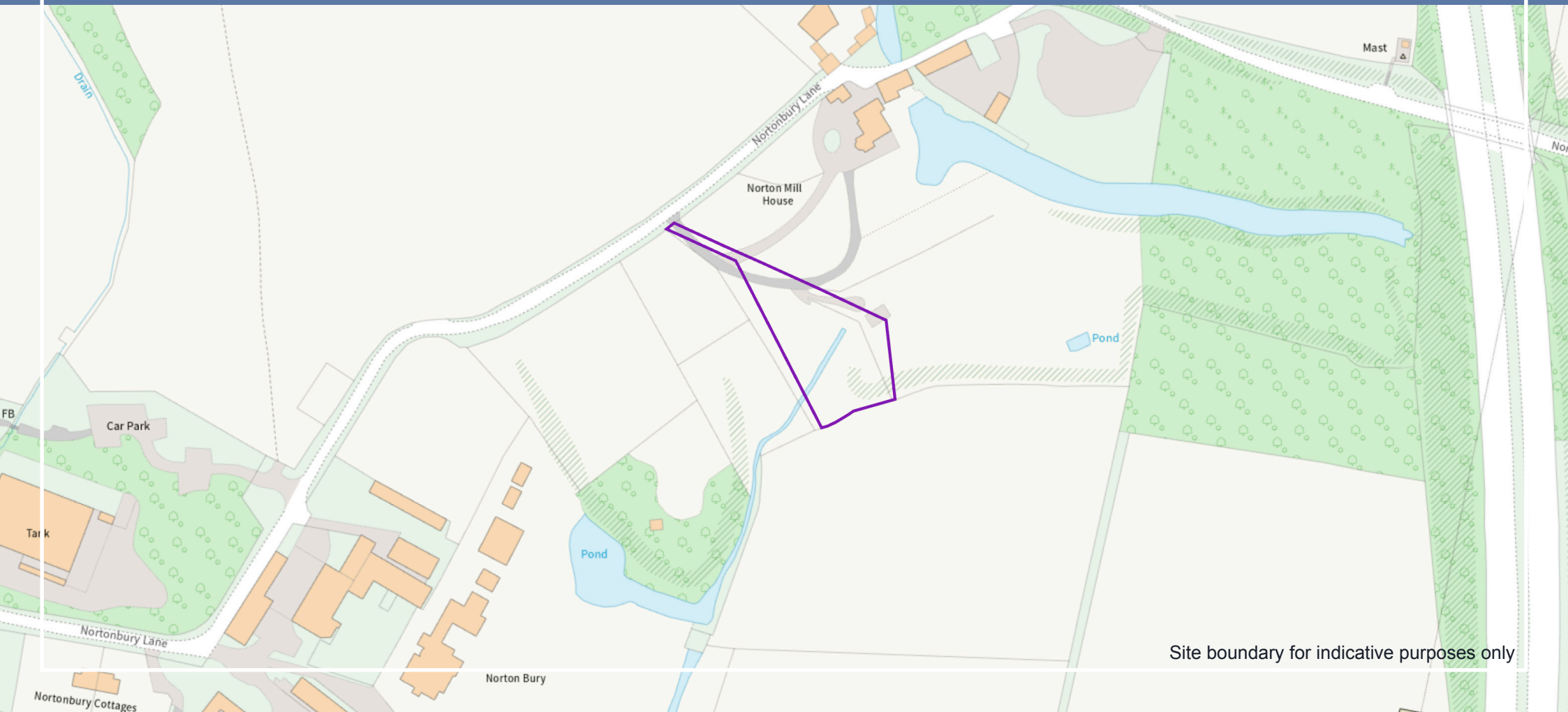
GUIDE PRICE: £75,000



EXECUTIVE SUMMARY

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

- A 0.48 ac (0.19 ha) parcel of land with vehicular access from Norton Bury Road.
- 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 2.2 miles from Letchworth Train Station.
- Approximately 1.4 miles from A1 (M), J10.
- For sale Freehold.



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LOCATION

Norton Bury Lane is situated in Letchworth Garden City, a picturesque town in Hertfordshire, known for its rich history as the world's first garden city.

The area is characterised by a blend of residential neighbourhoods and green spaces, with tree-lined streets and well-maintained gardens. Close to Norton Bury Lane, you'll find a variety of local amenities, including shops, schools, and parks, making it a family-friendly location.

The town centre, just a short distance away, offers a vibrant mix of cafes, restaurants, and cultural attractions. Additionally, Letchworth is well-connected by public transport, providing easy access to nearby cities like Stevenage and Hitchin, as well as direct train services to London (London St Pancras Station in approx. 38 mins).

DESCRIPTION

This is a unique opportunity to purchase land that may have potential for various uses. The land is approximately 0.48 of an acre and is accessed directly from Norton Bury Lane, located between Norton Mill House and Nortonbury Spa. We are inviting unconditional interest only.

PLANNING

There are no known previous planning applications on this land. The land is within the Greenbelt.

LOCAL AUTHORITY

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

ACCESS

The land has an established access from Norton Bury Lane.

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 note that the boundaries on the images are not accurate, and we refer you to the Title Plan to better understand them. The boundaries are not fully enclosed.

Please ensure your legal advisor has verified all your requirements, including the 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.

PRICE

Guide Price £75,000

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/nortonbury

CONTACT

Please ensure all enquiries are made to the principle contact:

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SITE ADDRESS

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Letchworth Garden City
Hertfordshire
SG6 1AN



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IMPORTANT NOTICE

Prime Plots Group Ltd, their joint agents and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party. Please be aware that all information provided is subject to the purchaser's own due diligence.