



**william h brown**

---

**Land to the east side of Buntingford Road, Puckeridge, Ware,  
SG11 1RT**



Site outlined above. Not to scale. For identification purposes only. Final freehold area may differ.

**LOCATION DETAILS**

An opportunity to acquire a freehold site in the Hertfordshire village of Puckeridge. The site is approximately 1.25 acres in size and has been entered into the East Herts District Council 2024 call for sites.

**Offers in the excess of £1,250,000**

**Viewings are to be arranged strictly by prior appointment with William H Brown**

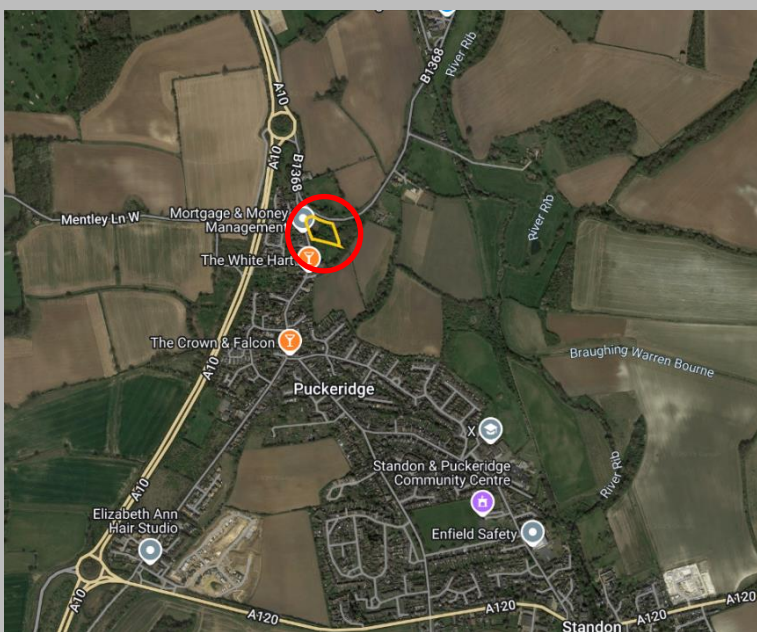
## Land to the east side of Buntingford Road, Puckeridge, Ware, SG11 1RT



Street scene of Station Road north of the site looking east. Site perimeter on the right in image.



View of site from the northwestern corner looking southeast.



Location of site shown within red circle. For identification purposes only.

### SITE DESCRIPTION

This 1.25-acre plot of land offers a unique opportunity for development in the sought-after conservation village of Puckeridge, Hertfordshire. The village offers a range of local amenities whilst still being well connected to London. The site fronts onto Buntingford Road to the west and Station Road (B1368) to the north.

**Additional adjacent area of land also available. Approx. size 0.45 acres. Please inquire for further details.**

### VIEWINGS

Viewings are to be arranged strictly by prior appointment with William H Brown.

### PLANNING SUMMARY

The site is considered to be a sustainable location for development on the northern fringes of Puckeridge with a range of services and facilities within easy walking and cycling distance of the site. There is a bus stop directly outside the site on Buntingford Road and frequent bus services from Puckeridge to Ware, where there are trains into London Liverpool Street Station. The site also benefits from excellent access onto the A10.

The majority of the site benefits from an allocation for industrial use within the Standon Parish Neighbourhood Plan (including Puckeridge) adopted September 2019 with the village boundary extended to incorporate this allocation. This confirms agreement to the principle of development of the site but Sequence (UK) Ltd are of the view that the site would be better suited to residential use to meet housing demand and that there is limited appetite for speculative industrial development in this location. Accordingly, Sequence (UK) Ltd has promoted the site for residential use within the 'call for sites' for the emerging East Herts Local Plan in September 2024, which is considered to also be a more complimentary use within a predominantly residential location.

The site is outside of the Metropolitan Green Belt which covers parts of East Herts District and there are no overarching constraints such as flood risk. Potential purchasers should be aware of heritage considerations including the site being located within the Conservation Area and being part of a wide area relating to a Scheduled Monument in relation to archaeological matters but it should be noted the site is allocated for industrial use and therefore the principle of some form of development is accepted in policy.

For further information contact Michael Roberts on 07543 310191  
Email: Michael.Roberts@williamhbrown.co.uk

Trading name of Sequence (UK) Limited. If you have instructed another agent the terms and conditions of those instructions must be considered to avoid a possible liability to pay two commissions in addition to any withdrawal fees or disbursements. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.