

shepherds
A better home
moving experience



53 Walton Road

Ware, SG12 9PF

Guide Price £1,250,000



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Ware, SG12 9PF

PLANNING PERMISSION GRANTED FOR TWO 5 BEDROOM DETACHED HOMES 3,610 SQFT EACH.

Prime Development Opportunity with Existing Four-Bedroom Home – South Side of Ware

Situated in a highly sought-after position on the south side of Ware, just under a mile from the town centre and mainline train station, this unique offering presents a rare opportunity to acquire a substantial plot with development potential.

The site, extending to just under one-third of an acre, currently hosts a well-proportioned four-bedroom detached house with versatile accommodation. The existing residence features four generous reception rooms, two bathrooms, and a garage, with a spacious driveway providing ample off-street parking.

Planning potential exists for the construction of two five-bedroom detached houses, making this a highly attractive proposition for developers or investors looking to capitalise on the plot's premium location and size (subject to relevant planning consents).

Set within a desirable residential area, this property combines the appeal of immediate liveability with excellent scope for future development – all within easy reach of Ware's excellent transport links, schools, shops, and amenities.

Plans available via <https://publicaccess.eastherts.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=R1YCL7GLH>



bryant + moore
ARCHITECTS
19-25 Salisbury Square, Old Hatfield, Herts AL9 5BT
Tel: 01707 251428 Fax: 01707 251429 Email: mb@bryantandmoore.co.uk

PROPOSED DEVELOPMENT AT:
53 WALTON ROAD, WARE, SG12 9PF
PROPOSED - 3D FRONT VIEW N/A@A3 MAY 2022 20_418_PL118B

REV B: AMENDED FACADE DESIGN
REV A: AMENDED NO.49 AND NO.28 TO MATCH EXISTING



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PROPOSED DEVELOPMENT AT:
53 WALTON ROAD, WARE, SG12 9PF
CROSS SECTION: NO. 18 & NO.49 1:200@A3 23.10.2023 20_418_PL121B



PROPOSED FRONT ELEVATIONS

- MATERIALS:
- 1. SLATE TILES
 - 2. FACING BUFF BRICKWORK
 - 3. DOUBLE GLAZED WINDOW
 - 4. FACING RED BRICKWORK
 - 5. LEAD DOWNPIPE
 - 6. WHITE FACIA BOARD
 - 7. ARTSLIGHT
 - 8. FLAT ROOF GUTTER
 - 9. BLACK TILE CLADDING
 - 10. WHITE RENDER
 - 11. GLAZED BALUSTRADE



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PROPOSED DEVELOPMENT AT:
53 WALTON ROAD, WARE, SG12 9PF
PROPOSED ELEVATIONS 1/4 1:100@A3 19.10.2023 20_418_PL114C

REV C: AMENDED MATERIALS
REV B: AMENDED ROOF PITCHES
REV A: AMENDED NO.49 AND NO.28 TO MATCH EXISTING

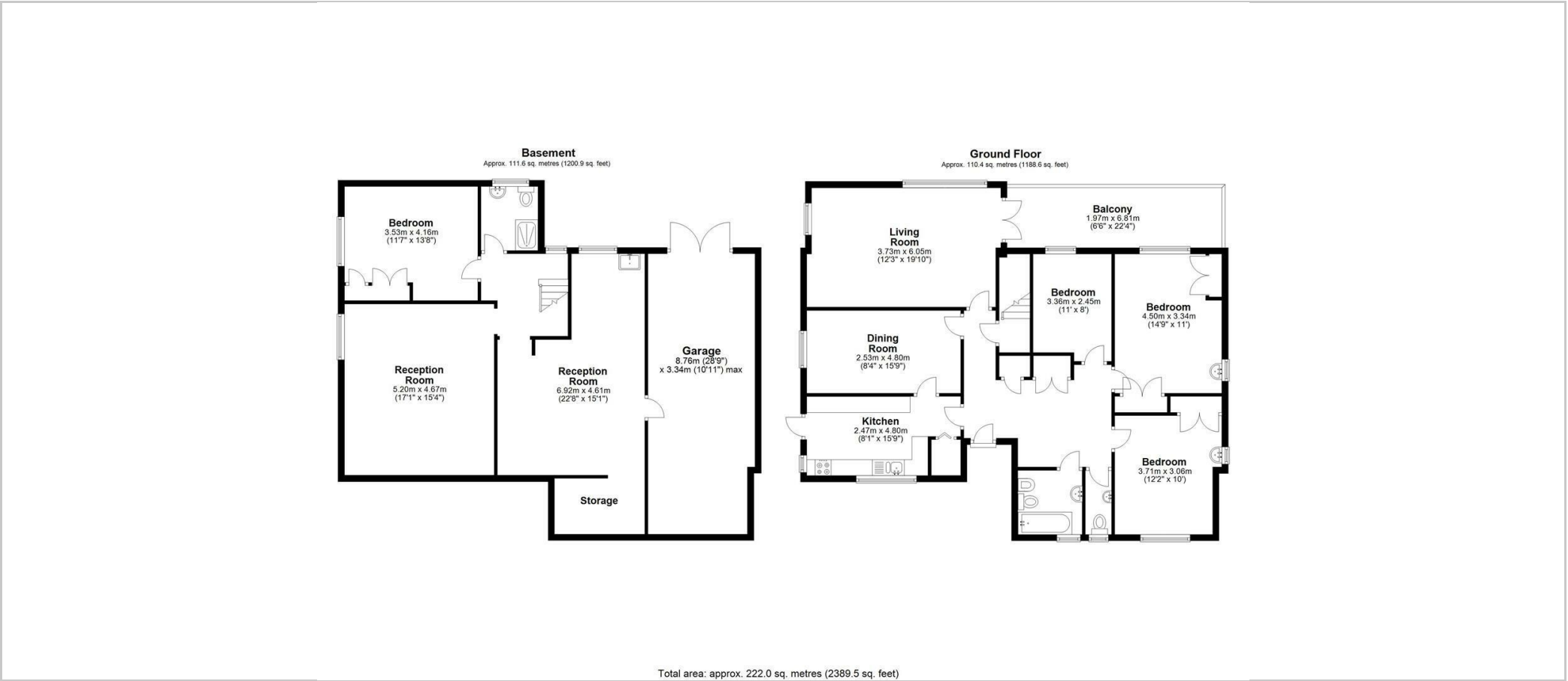




- BUILDING PLOT FOR TWO FIVE BEDROOM DETACHED HOUSES
- CHAIN FREE
- Currently a four bedroom detached house
- Two bathrooms
- Four reception rooms
- Sat in a plot of just under a third of an acre
- Garage and driveway
- Less than a mile to Ware train station and town centre



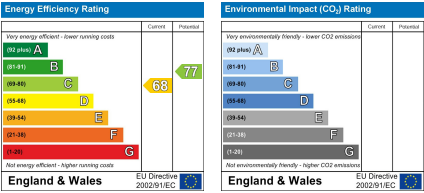
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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