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**Sele Road ,Hertford, Herts, SG14 1NQ**

**Price Guide £75,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Sele Road, Hertford, Herts, SG14 1NQ

## DESCRIPTION

Situated in the charming Market town of Hertford, this potential development opportunity is available to investors and developers alike subject to planning permission.

This is a small area of land of around 0.02 Ha approximately (2100 square feet) owned by the Town Council. There is a Deed in favour of the allotments allowing for the development of up to 10 residential units.

Hertford is known for its rich history and vibrant community, making it an attractive location for development. The site's location benefits from excellent transport links, ensuring easy access to nearby towns and cities, as well as all the amenities and services of Hertford for everyday needs.



opportunity for investors and

between housing and allotments  
vehicles.

→ sites location benefits from  
everyday needs.





### Viewings

Please contact [stansteadabbotts@hunters.com](mailto:stansteadabbotts@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE - N/A

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

