

Park Avenue South

Harpenden, AL5 2EA

Rare opportunity to acquire a plot of 0.3 acre (Westerly aspect), with planning approved for a house of either 5,000 sq ft, or 7,500 sq ft with basement. Planning reference 5/2022/2559. Prime central location, within minutes of both the town centre and Rothamsted Estate. The attached image is a CGI of what the proposed house could look like.

Guide price £2,350,000

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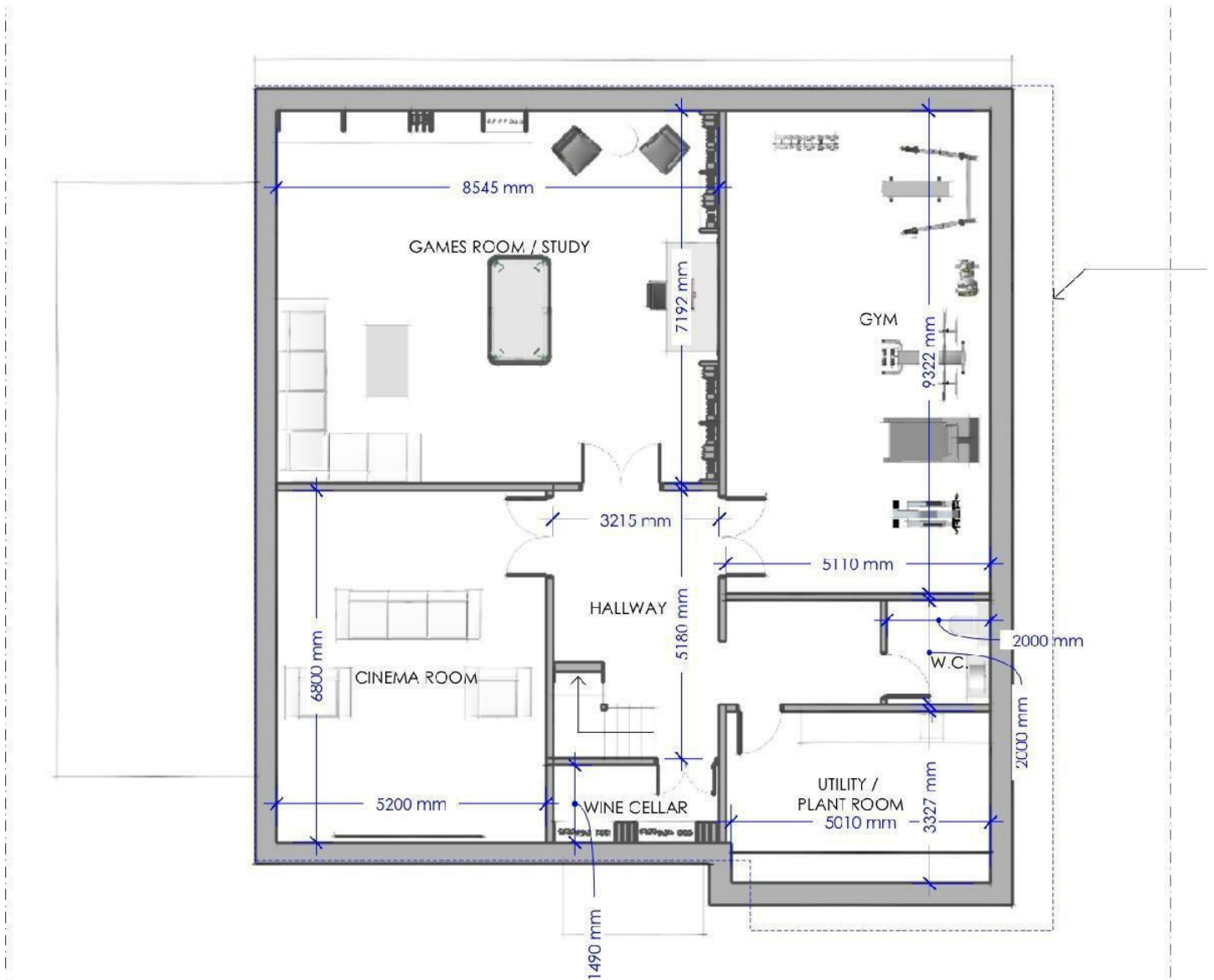


- Plot 0.3 acre
- Planning approved ref 5/2022/2559
- Prime central location
- Westerly aspect





Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	