



Large Four Bedroom Detached House
0.6 Acre Plot with Large Pond/Small Lake
Chain Free

Planning Permission for Knock Down and New House: Ref. No: 3/21/3072/FUL East Herts

Beautiful Countryside Location with Beautiful Views

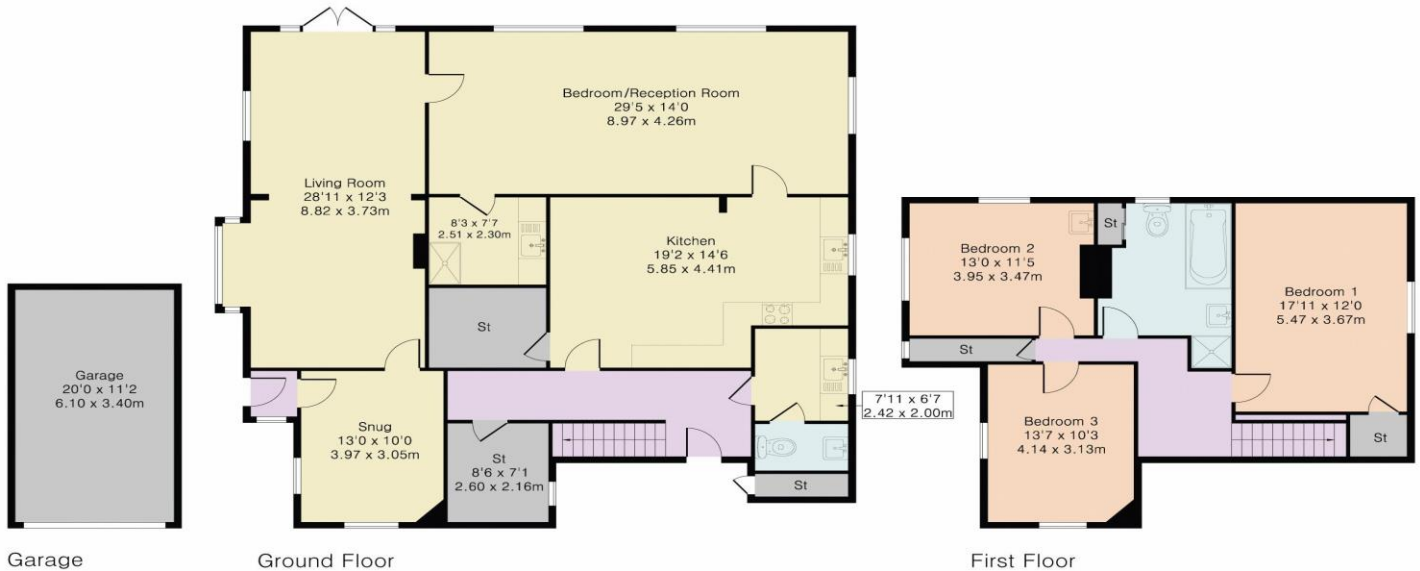


The Bailiffs House Benington Park
Stevenage, SG2 7BU

Guide Price £795,000

Thomas Childs & Co welcome to the market 'The Bailiffs House' at Benington Park Farm. Set within the rolling countryside of Benington Village, this house comes to the market with planning permission to demolish the existing dwelling and rebuild a modern new house. Please see East Herts Planning Portal for more information on planning: Ref. No: 3/21/3072/FUL The house/plot is set within approximately 0.6 of an acre and includes a small lake/large pond and breathtaking views over the fields of Benington Park Farm. Currently the house is laid out as a four bedroom house with three receptions, large kitchen/diner and a separate detached garage. We have to report that there is current subsidence affecting the West side of the property which would need correcting should you wish to retain the main house and not demolish. We recommend viewing the house/plot and we can provide full plans on appointments. More details to Follow.

Approximate Gross Internal Area 2653 sq ft – 247 sq m
 Ground Floor Area 1656 sq ft – 154 sq m
 First Floor Area 774 sq ft – 72 sq m
 Garage Area 223 sq ft – 21 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy performance certificate (EPC)

Bailiffs House Benington Park Farm Benington STEVENAGE SG2 7BU	Energy rating E	Valid until: 8 July 2029
		Certificate number: 0018-9084-6223-5251-5970

Property type

Detached house

Total floor area

247 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.