



All enquiries Ref: James Paterson

- **Freehold plot of approximately 338 sq.m (0.084 acres) with development potential subject to planning**
- **Full vacant possession**

Location:

The land is located between 3 and 5 Temple Lane which is located off Ware Road (A602). Excellent public transport connections are close at hand, with Ware mainline rail station providing direct services to London Liverpool Street, together with a network of local bus services serving the surrounding vicinity. Road links include the A10 and A414. Shopping amenities can be found locally within Ware town centre, with an extensive range of shops, bars and restaurants being found in Hertford. Recreational pursuits can be found locally at the open spaces of Priory Grounds and the River Lea towpath.

Description:

This infill plot is positioned between No. 3 and No. 5 Temple Lane with frontage of approximately 13.2 metres and a depth of approximately 26 metres, the site extends to around 338 sq m. Understood to previously been used as garden land, the plot is now vacant and offers development potential STPP.

Area:

Approximately 338 sq.m (0.084 acres)

Potential:

The plot is offered with vacant possession and on an unconditional basis but may offer future potential for development or a number of alternative uses, subject to planning permissions and consents. Prospective purchasers must rely solely on their own enquiries in this respect prior to bidding.

To view:

By careful application to the site in daylight hours. Please see important advice for viewers on page 19 of this catalogue.



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