
REGENT
ESTATES

LITTLE GADDESDEN

£195,000 Freehold

ACCOMMODATION

An excellent opportunity to acquire approximately 7.3 acres (2.95 hectares) of pasture land, situated in the highly desirable area of Little Gaddesden.

The land comprises attractive, undulating pasture and benefits from gated access and direct road frontage onto Nettleden Road, Little Gaddesden.

The land benefits from a range of useful features, including a well-maintained field shelter with adjoining hardstanding, both of which have the benefit of planning permission. The shelter also offers potential for conversion to a stable, subject to any necessary consents.

Both fields are served by automatic water troughs, providing a convenient and reliable water supply. The boundaries are enclosed by well-maintained fencing, making the land well suited to grazing and equestrian use.

A public footpath crosses the first field, as indicated on the accompanying plan, providing an attractive countryside walking route. Of particular appeal to equestrian and outdoor enthusiasts, bridleway access leading towards the Ashridge Estate and Hudnall Common is situated approximately 100 metres from the field gateway, providing excellent access to the surrounding countryside and extensive network of off-road routes.

The land enjoys a lovely rural setting surrounded by open countryside, while remaining conveniently located for the surrounding villages and towns.

Buyers Information:
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £45 (per person) including VAT for this service

LOCATION

OUTSIDE

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

01442 877878
141-143 High Street, Berkhamsted, Herts,
HP4 3HH

Email: info@regent-estates.com
www.regent-estates.com


174.1m
KNETTLEDEN ROAD
CROMER CLOSE
CROMER CLOSE
MS
Woodridge
172.0m













REGENT ESTATES

TELEPHONE: 01442 877878

141-143 High Street, Berkhamsted,
Herts, HP4 3HH
Email: info@regent-estates.com
www.regent-estates.com