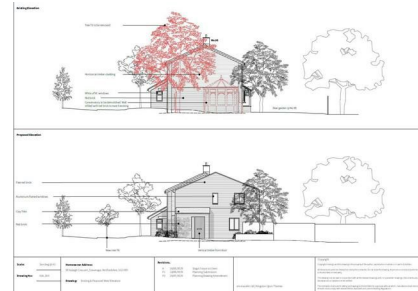
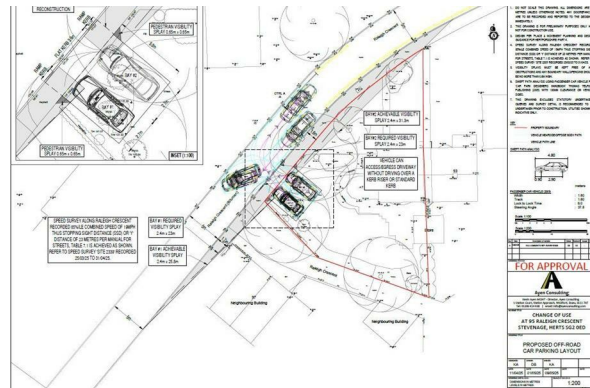
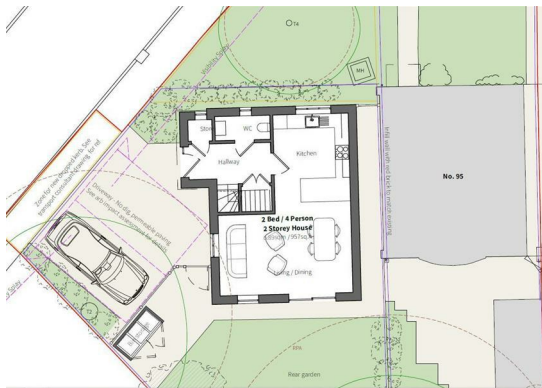


Raleigh Crescent, Stevenage, Hertfordshire, SG2 0ED

£150,000



Address: 101, Stevenage, Hertfordshire, SG2 0ED	Revisions:	Copyright:
Plotting & Proposed North Direction	A: 28/07/2021 Stage 2 - Plan Set Over P: 28/07/2021 Planning Submission PS: 28/07/2021 Planning Drawing Amendments	H&M Group plc All drawings are the property of H&M Group plc and are not to be reproduced without the prior written consent of H&M Group plc. The copyright in this drawing is owned by H&M Group plc.



Nestled in the desirable area of Chells, this exceptional building plot presents a unique opportunity for those looking to create their dream home. The land comes with the added advantage of approved planning permission, allowing you to commence your project without delay.

The plot is conveniently situated, providing easy access to local amenities, schools, and transport links, making it an ideal location for families and professionals alike. With parking space available for two vehicles (subject to development), you can enjoy the convenience of off-road parking.

This is a rare chance to acquire a piece of land in a sought-after neighbourhood, where you can design and build a residence tailored to your personal taste and lifestyle.

Do not miss out on this fantastic opportunity to invest in a prime piece of real estate in Stevenage. With planning permission already in place, you can turn your vision into reality and create a home that you will cherish for years to come.

Plot Description

Ready to Split – Planning Permission Approved

An excellent opportunity to acquire a well proportioned plot of land measuring approximately 175.83 m² (1,892.66 ft²), with planning permission already approved and the site ready to split, offering superb development potential.

This versatile parcel provides a strong foundation for a bespoke two bedroom detached property, subject to the terms of the approved planning consent. Further documentation, drawings, and application details are available on the Stevenage Planning website, allowing prospective buyers to fully explore the scope of what can be achieved on the site, see reference No: 25/00468/FP and 24/00814/FP

Positioned in a desirable and well connected area, the land benefits from good access and close proximity to local amenities and transport links. Its manageable footprint is ideal for developers, investors, or private buyers looking to deliver a tailored build in a sought after location.

The buyer of this plot is responsible for the removal of an existing conservatory as stipulated, within an agreed time scale.

The buyer of this plot is responsible for the erection of a suitable fence along the agreed boundary, within an agreed time scale.

These conditions form part of the sale terms and must be agreed prior to proceeding.

This represents a rare chance to secure a plot with permissions in place perfect for moving forward quickly with a confident development plan.

Important Conditions

Chain requirement: Completion must take place simultaneously with the sale of the neighbouring property, as both transactions are linked.

Buyer obligations upon exchange:

This is a rare opportunity to secure a plot with planning permission already in place and clear steps set out for progressing development smoothly and confidently.



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