

WESTWOODLEBER

LET US GUIDE YOU HOME

Lord Street, Hoddesdon, EN11 8NQ

Guide price £850,000







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Westwood Leber are delighted to bring to market this exceptional development opportunity, comprising the former King William Pub, now no longer in use, situated on Lord Street within walking distance of Hoddesdon Town Centre.

Planning permission has already been granted for the conversion of the existing building into three beautifully designed residential homes, offering a fantastic opportunity for developers or investors to deliver a high-quality scheme with much of the preliminary work already in place.

A particularly exciting aspect of the site is the additional land located to both sides of the main building. These generous plots provide strong potential for further development, subject to the necessary planning consents, and represent a significant opportunity to enhance both the scale and value of the project over time.

Although the property is currently vacant, the first floor has already been refurbished and is ready for occupation. This creates the possibility of generating a short-term residential rental income while progressing the wider redevelopment of the site.

Overall, this is a rare chance to acquire a highly versatile development site in a convenient and well-connected location, combining immediate income potential with longer-term development upside.

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KING WILLIAM IV
WESTWOODLEBER

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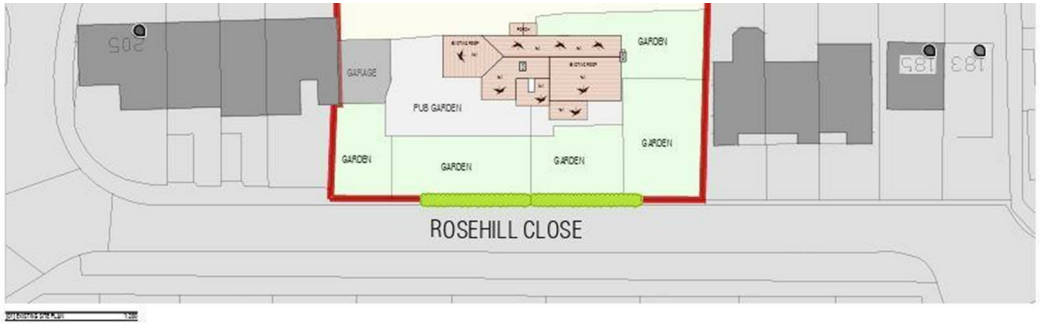
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PUB GARDEN
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ROSEHILL CLOSE


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DRIVEWAY
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