



Land off of Finches End, Walkern
Stevenage

£100,000



Property Type: Land

An exciting opportunity to acquire approximately 0.41 acres of land in the sought-after Hertfordshire village of Walkern. Occupying an attractive semi-rural position close to the High Street. Fenced on three sides and adjoining the river Beane

The site comprises predominantly open land with established trees, hedging and natural vegetation, creating an attractive semi-rural setting. The title deeds confirm that the land benefits from a right of access via the existing route within Finches End. Prospective purchasers should satisfy themselves that the access is suitable for their intended use.

The site is being sold without residential planning permission but offers purchasers the opportunity to explore its potential .

Alternatively, it may appeal to those seeking leisure and recreational uses, including use as a private natural retreat, picnic or relaxation area, outdoor yoga and wellbeing space, wildlife observation, conservation and biodiversity enhancement, tree planting, an orchard, horticultural growing, a secure dog walking field or beekeeping.

Any change of use, would be subject to all necessary planning and other statutory consents.
Low-impact outdoor recreation or educational activities

The purchaser will be responsible for undertaking their own investigations concerning planning, access, boundaries, services, flood risk, ecology and the suitability of the land for their proposed use.