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STREET SCENE

REV A) AMENDED TO CONSERVATIONS COMMENTS - 08/08/24

LAND TO REAR OF JOLLY SAILOR,
BUNTINGFORD, SG9 9HU

PROPOSED STREET SCENE



The Planning Consultancy Ltd

| | | | |
|-------|----------|----|-----------|
| Scale | 1:100 | A3 | JS-CH-03A |
| Date | 21/04/23 | | |



Land behind Sailors Station Road, Buntingford, SG9 9HU

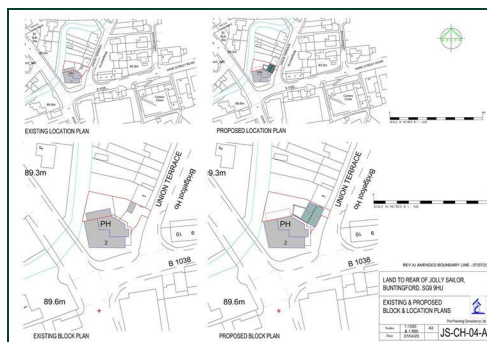
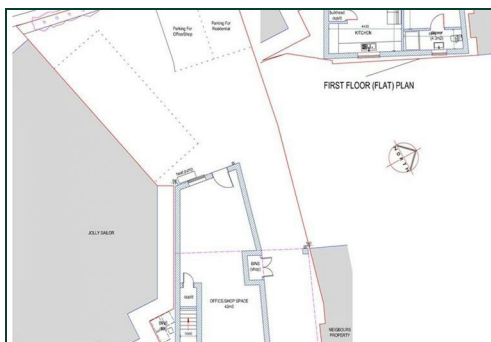
Offers In Excess Of £100,000

FOR SALE: Prime Development Opportunity – Buntingford

A rare chance to acquire a centrally located site in the heart of Buntingford. Planning permission has been granted for the erection of a new mixed-use building comprising a ground-floor commercial unit (Use Class E) with a self-contained one-bedroom flat above, along with a new drop kerb, dedicated access and on-site parking.

Set close to the High Street, this plot offers strong potential for a variety of commercial uses, paired with an attractive residential element ideal for rental income or owner occupation.

A compelling prospect for developers, investors or owner-operators looking to secure a well-located site with clear scope and strong long-term appeal.



Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

Description

FOR SALE: Prime Development Opportunity – Buntingford

An exceptional investment opportunity in the heart of Buntingford, offering planning permission for a 43m² office/shop unit and a 1-bedroom flat with off-street parking.

Key Highlights:

Mixed-Use Development: Versatile layout with commercial space on the ground floor and residential accommodation above.

Prime Location: Just steps from Buntingford High Street, ensuring excellent visibility and access to local amenities.

Off-Street Parking: Highly sought-after feature, enhancing convenience and value for future occupants.

Investment Potential: Ideal for owner-occupiers, investors, or developers looking to create dual income streams from rental or lease options.

This plot offers fantastic scope for development in a thriving town centre. Don't miss out on this rare opportunity to secure a versatile property in a high-demand area.

