

shepherds

A better home
moving experience



53 Walton Road
Ware, SG12 9PF

Guide Price £1,250,000



53 Walton Road

Ware, SG12 9PF

PLANNING PERMISSION GRANTED FOR TWO 5 BEDROOM DETACHED HOMES 3,610 SQFT EACH.

Prime Development Opportunity with Existing Four-Bedroom Home – South Side of Ware

Situated in a highly sought-after position on the south side of Ware, just under a mile from the town centre and mainline train station, this unique offering presents a rare opportunity to acquire a substantial plot with development potential.

The site, extending to just under one-third of an acre, currently hosts a well-proportioned four-bedroom detached house with versatile accommodation. The existing residence features four generous reception rooms, two bathrooms, and a garage, with a spacious driveway providing ample off-street parking.

Planning potential exists for the construction of two five-bedroom detached houses, making this a highly attractive proposition for developers or investors looking to capitalise on the plot's premium location and size (subject to relevant planning consents).

Set within a desirable residential area, this property combines the appeal of immediate liveability with excellent scope for future development – all within easy reach of Ware's excellent transport links, schools, shops, and amenities.

Plans available via
<https://publicaccess.eastherts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1YCL7GLF>



REV B: AMENDED FAÇADE DESIGN
REV A: AMENDED NO.49 AND NO.28 TO MATCH EXISTING

20_418_PL118B



PROPOSED DEVELOPMENT AT:
53 WALTON ROAD, WARE, SG12 9PF

PROPOSED - 3D FRONT VIEW

N/A@A3

MAY 2022

20_418_PL118B



PROPOSED DEVELOPMENT AT:
53 WALTON ROAD, WARE, SG12 9PF
REV B: AMENDED ROOF PITCHES
REV A: AMENDED NO.49 AND NO.28 TO MATCH EXISTING



[01] PROPOSED FRONT ELEVATIONS



PROPOSED DEVELOPMENT AT:
53 WALTON ROAD, WARE, SG12 9PF
PROPOSED ELEVATIONS 1/4
1:100@A3 19.10.2023 20_418_PL114C

MATERIALS:
1. SLATE TILES
2. FACING BRICK RECKON
3. DARK GREY GLAZED WINDOW
4. DARK GREY DOOR
5. LEAD DORMER
6. WOODEN DOOR BOARD
7. SKYLIGHT
8. METAL ROOF CANOPY
9. BLACK TILE CLADDING
10. DARK GREY
11. GLAZED BALUSTRADE



- BUILDING PLOT FOR TWO FIVE BEDROOM DETACHED HOUSES
- CHAIN FREE
- Currently a four bedroom detached house
- Two bathrooms
- Four reception rooms
- Sat in a plot of just under a third of an acre
- Garage and driveway
- Less than a mile to Ware train station and town centre

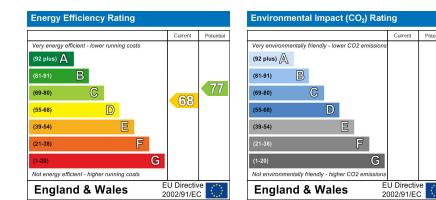
Floor Plan



Viewings

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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