

Woodlands
Ermine Street
Ware
Hertfordshire
SG11 1EN



A Wonderful Semi Detached Bungalow On 0.4 Acres

1/BR

The red line indicates the outer boundary of Woodlands, which occupies a wonderful plot, adjoining woods to the side and paddock land to the rear



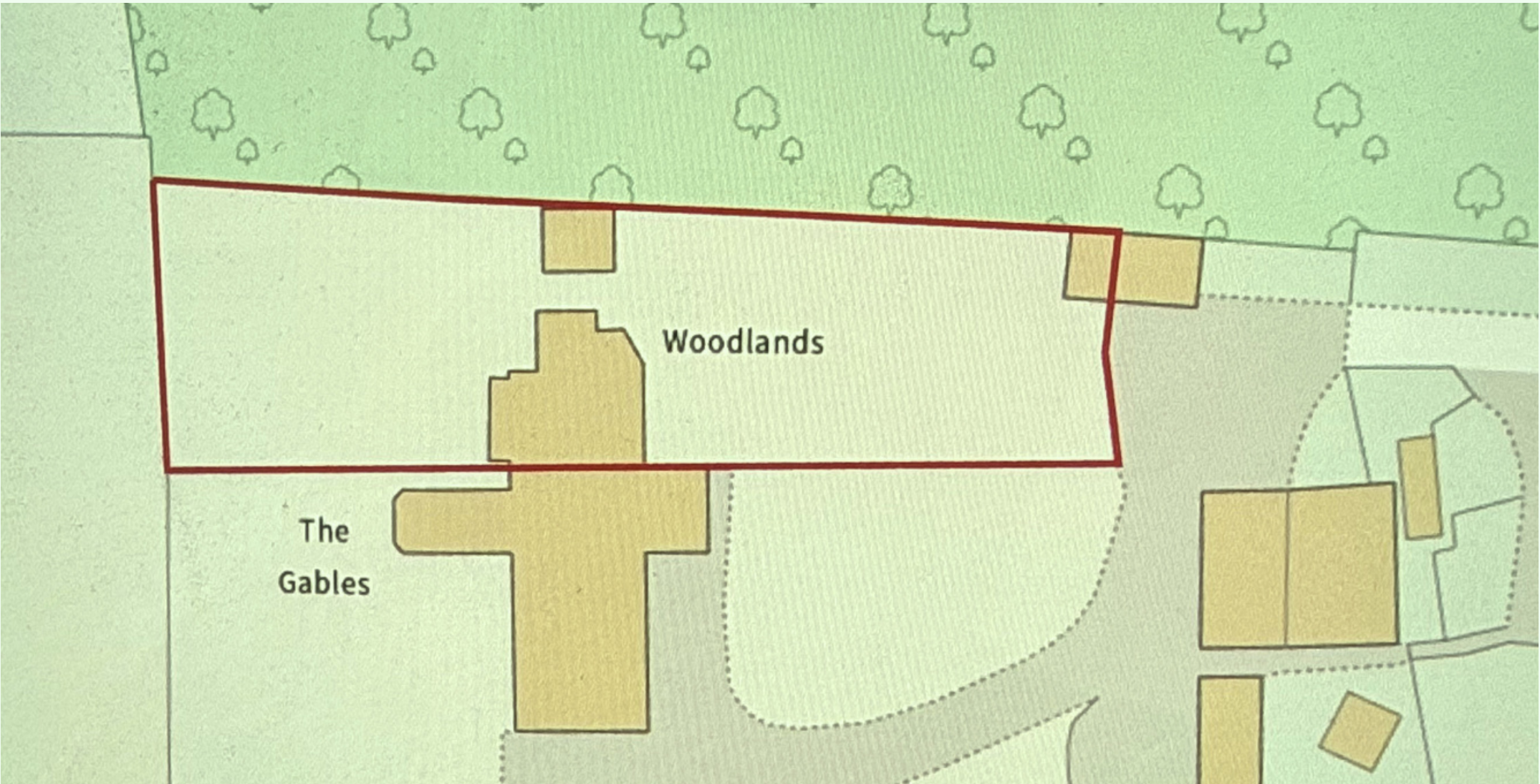
The below image shows the positioning of Woodlands, tucked away to the far end of the access road



Woodlands is accessed off a private road, which in turn leads to a gated entrance into the grounds of the property. Ermine Street runs parallel to the A10 for swift connections to the larger towns of Ware and Buntingford

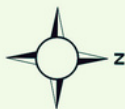


The OS Map below illustrates the positioning of Woodlands and the outbuildings within the plot

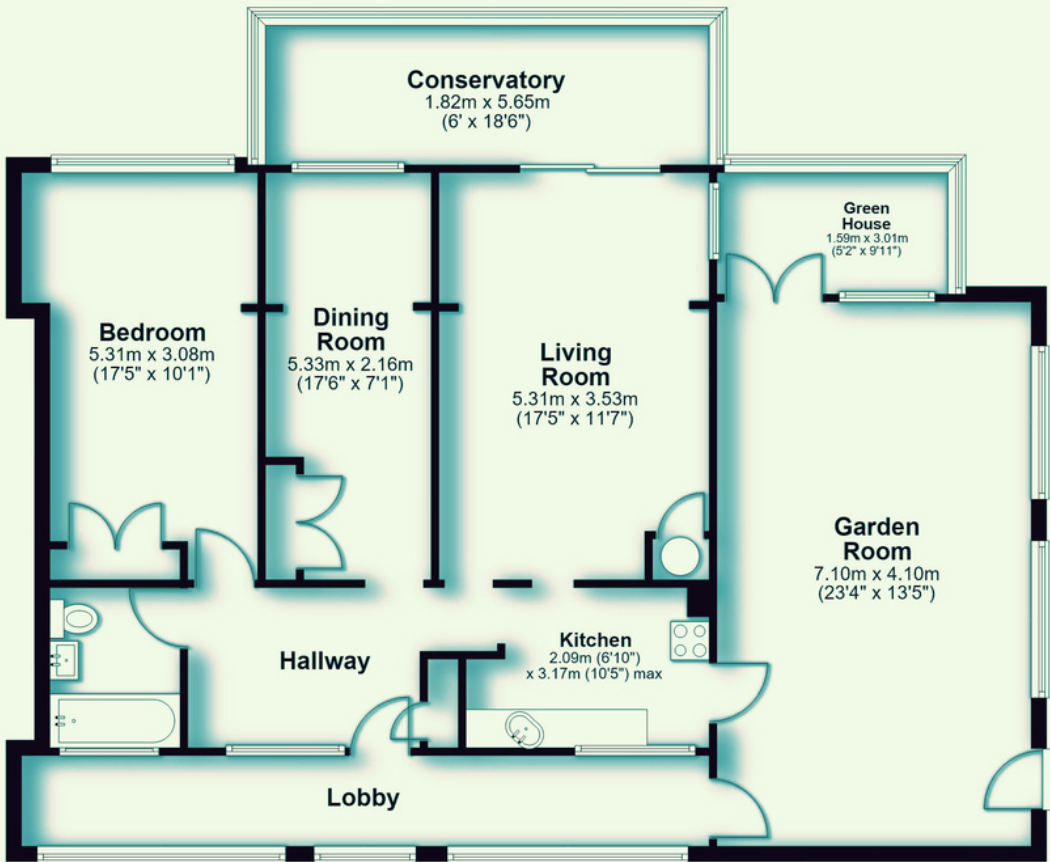


Centrally located within the plot, the property features mature front and rear gardens, with a couple of outbuildings offering versatile potential





Ground Floor
Approx. 167.6 sq. metres (1804.4 sq. feet)



Total area: approx. 167.6 sq. metres (1804.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

Colliers End, Ware

Nestled just outside Ware, Colliers End offers a perfect blend of countryside living and modern convenience.

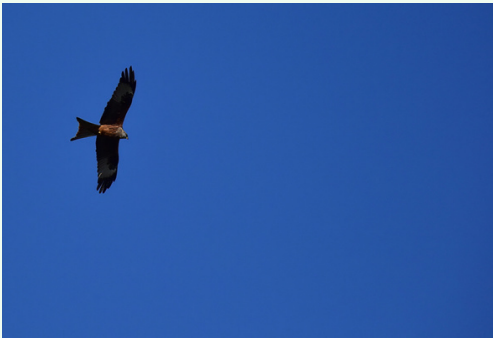
Surrounded by rolling hills, woodlands, and scenic walking routes, the area is ideal for families, commuters, and those seeking a relaxed lifestyle.

A beautiful semi rural location with convenient local towns benefits with local shops, amenities, and leisure facilities close at hand.

For commuters, excellent transport links make travel straightforward. Ware railway station is just a short drive away, providing regular services to London in around 45 minutes, while the nearby A10 and A120 give easy access to the M25 and wider national motorway network.

The area is highly regarded for its outstanding schools, attracting families seeking quality education.

Local sports and leisure opportunities abound, from equestrian centres and golf courses to tennis and community clubs, making Colliers End a vibrant and welcoming place to call home.



Ware train station is on the Hertford East branch line with a train service into London Liverpool Street taking approximately 45 minutes

Rail Connections

- Ware Station – 4.4m see timetables by visiting– <https://www.nationalrail.co.uk/stations/ware-herts/>
- Watton-At-Stone Station – 7.2m
- Hertford East Station – 6.9m

Bus Connections

The closest bus stops are on the route 331 which is a service that runs between Hertford and Buntingford.

Local school service between Standon & Puckeridge to Buntingford.

By Road

The property lies just moments from the A120, offering swift east–west access towards Bishop’s Stortford and the M11, as well as Ware and Hertford.

The nearby A10 further enhances connectivity, providing a direct dual carriageway route south to central London and north towards Cambridge, while linking seamlessly with the wider national motorway network, including the M25.

These routes make the location exceptionally well positioned for commuters, businesses and anyone requiring convenient regional and national travel.

Airports

Distances taken from google maps.

- London Luton (LTN) – 27m
- London Heathrow (LHR) – 53m
- London Stansted (STN) – 16m

A wide range of educational opportunities make Ware and the surrounding area an appealing location for families. There are an excellent selection of good and outstanding ofsted rating schools



Independent Schools

Haileybury

Co-educational independent day and boarding school for ages 11–18, with preparatory provision.

St Edmund's College

Co-educational Catholic independent school offering education from Prep through Sixth Form in a beautiful rural campus setting.

Secondary Schools

The Chauncy School
Presdales School
Simon Balle School
The Sele School

Primary Schools

Priors Wood Primary School
Puller Memorial CofE
Morgans Primary School
Christ Church CofE Primary School
Little Munden C of E Primary School
Thundridge Primary School

For further information on local schools and education, visit Hertfordshire Councils schools and learning page.

<https://www.hertfordshire.gov.uk/services/Schools>

Title & Tenure

Freehold

HMLR Title Numbers

HD610904

Viewings

The land may be inspected strictly by appointment only.
Please contact the sales team at Rybull Group.

Method Of Sale

Rybull Group are instructed to place the property to the market by way of informal tender.

As sole agents, all offers, and interest should be directed to the sales team at Rybull Group: sales@rybull.co.uk

The sellers reserve the right to reject the highest bid or indeed any bid at their discretion.

AML Counterparty Checks

A successful bidder will be required to provide information to satisfy our AML requirements.
This includes all documents and ID to comply with HMRC’s Anti-Money laundering requirements. You will also be required to provide Rybull Group with the source and proof of funds.

Local Authority

East Hertfordshire Council Website –
<https://www.eastherts.gov.uk/>

Guide Price

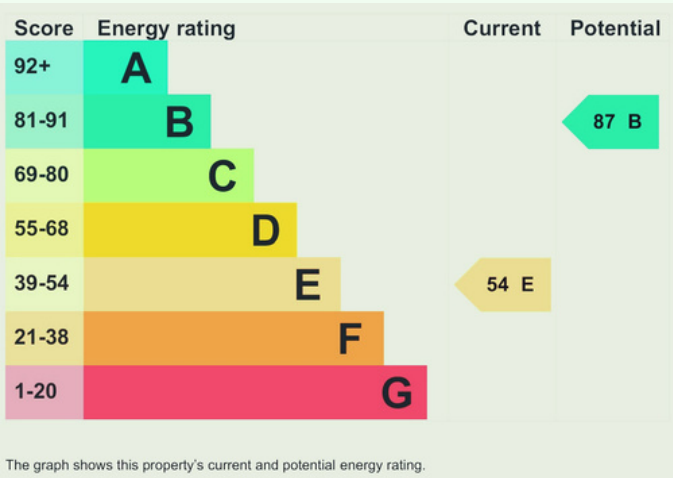
£500,000

VAT

The property is not elected for VAT.

Energy Performance Certificate (EPC)

The EPC graph shows the potential to significantly improve the efficiency of the property. The certificate is available on the national database or on request.



Boundaries, Plans, Distances & Areas

Any boundaries, plans, distances or areas quoted within these sales particulars are strictly for identification and guidance only.

Interested parties are reminded that the land is sold in accordance with the Land Registry Title plans and contract plans, therefore a purchaser must satisfy themselves as to the boundaries and the quantity of land being purchased through the legal process. If you are unsure, please take the advice of your own legal representative.

The Purchaser(s) will be deemed to have full knowledge of all boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof. The specified information within these details are given for guidance purposes only and without responsibility. Purchasers should not rely upon the information as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

Health & Safety

All viewings are strictly by appointment only. Prospective purchasers are advised to take particular care at all times during viewings.

Ground conditions may be uneven, muddy or slippery depending on the weather. There may be trip hazards, open ditches, fencing, livestock, machinery, low beams and other features typical of a rural environment. Appropriate footwear should be worn and children must be closely supervised at all times.

Unless accompanied by the Agent or given specific permission, viewers should await the arrival of a member of Rybull Group to arrive.

Prospective purchasers must have full regard for their own safety during viewings. The Vendors and their Agents do not accept any responsibility for any accident, injury, loss or damage sustained whilst on the property.

About Rybull Group

Rybull Group understand and appreciate the extensive work involved in the development cycle.

We work with landowners across the South of England to guide them through to the sale of land, farms, small holdings and property assets.

As specialist Land & New Homes agents, we possess the expertise, resources, and commitment to ensuring the customer journey is streamlined from start to finish. We are experts in bridging the gap between landowners and professional purchasers of land.

Rybull Group leverages a powerful combination of a vast professional network and cutting-edge technology. Our industry relationships open doors to exclusive opportunities, while our dedication to staying at the forefront of technological advancements, ensures that you have a competitive edge in the sale and marketing of land, commercial and residential new homes.

We are continually looking to adapt and develop innovative strategies to ensure the success of each sale.

Our aim is to make the whole process as smooth as possible, with communication at the core of our continued success.



Chris Ryall
Director



Ian Bullimore
Director



Felix Margrave
Assistant



Rob Lees
Associate

Get In Touch

For further information or to arrange a site inspection, please contact a member of our sales team.

Email: sales@rybull.co.uk

Landline: +44 (0) 1923 549 153

Address:

Rybull Group, 1-3 Old Mill Lane, Hunton Bridge, Kings Langley, WD4 8RD

Rybull Group, their client and any joint agent give notice that: These particulars do not form part of any offer or contract. They assume no responsibility for any statement that may be made in these particulars, marketing material, email, related documentation or other communication. Any information supplied, should not be relied upon as statements or representations of facts and are made without prejudice. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Rybull Group have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

