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Kings Langley & Watford:  
Langley, Abbots

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Property Management

01442 879 996

& Country Homes:  
Berchamsted Select

01442 828 222

Tring, Wendover,  
Aylesbury & Villages:

and let's see if we can **tempt** you!  
Contact us for a **free valuation**  
you to **sell** or **let** your **property**?  
Is there a **price** that would **tempt**

in many forms...  
**temptation** comes



select homes  
**Sterling**

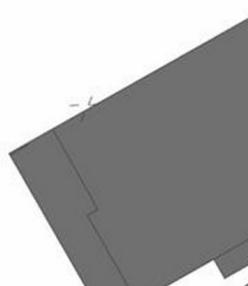


select homes

**Sterling**

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE RETAIN  
SHOWN INDICATIVELY - REFER TO  
ABORICULTURAL REPORT



BROOM COTTAGE

4no. PARKING SPACES

GRAVEL  
DRIVEWAY

EXISTING FRONT BOUNDARY  
HEDGEROWS TO BE RETAINED AND  
MAINTAINED TO ENHANCE VISIBILITY

EXISTING ACCESS TO SITE TO BE RETAINED

EXISTING FRONT BOUNDARY  
HEDGEROWS TO BE RETAINED AND  
MAINTAINED TO ENHANCE VISIBILITY

DASH LINE INDICATING TREE TO BE  
REMOVED - REFER TO  
ABORICULTURAL REPORT

LITTLE MEADOW

HABITABLE WINDOW:  
PROPOSED BUILDING  
POSITIONED TO AVOID  
OBSTRUCTING VIEW

2NO - AIR SOURCE HEAT PUMPS

DASHED RED LINE INDICATES EXTENT OF  
PREVIOUSLY PROPOSED DWELLING

PRIVATE AMENITY

TERRACE

**sterling**   
select homes



**Chipperfield**

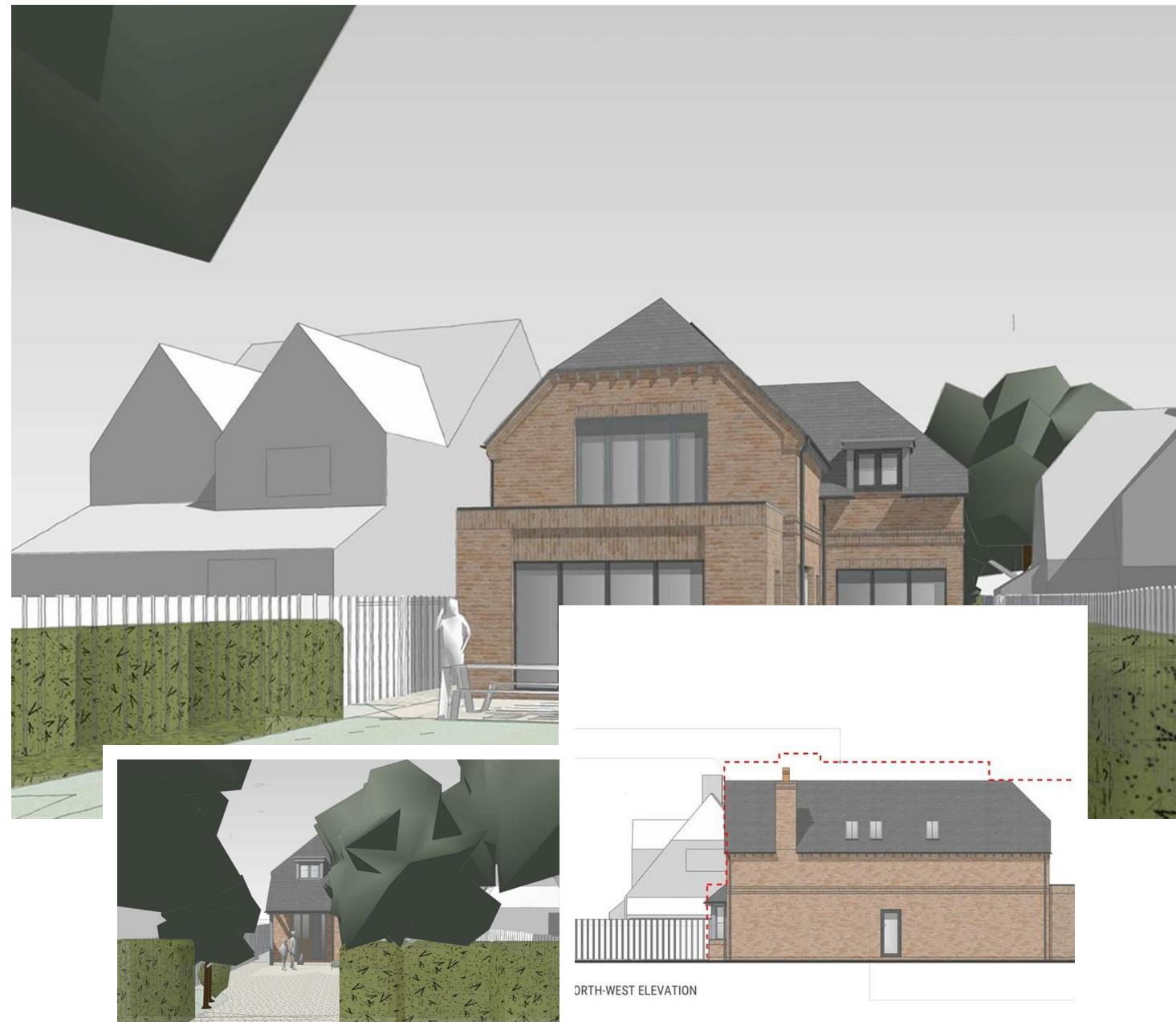
OFFERS IN EXCESS OF £600,000

# Chipperfield

OFFERS IN EXCESS OF

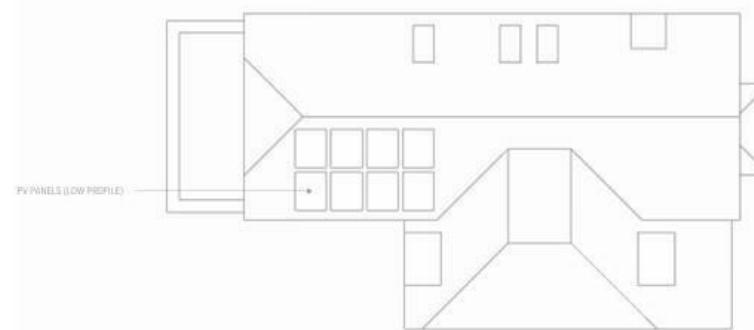
£600,000

A rare chance to purchase a Southerly facing plot of land in the centre of this highly sought after village with full planning permission for the construction of a single detached family home. In keeping with modern design the property boasts a large open plan kitchen/dining/family space opening to the rear garden & with a utility room, separate living room, dedicated home office and cloakroom to the ground floor. Four well proportioned bedrooms and three bathrooms occupy the first floor.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

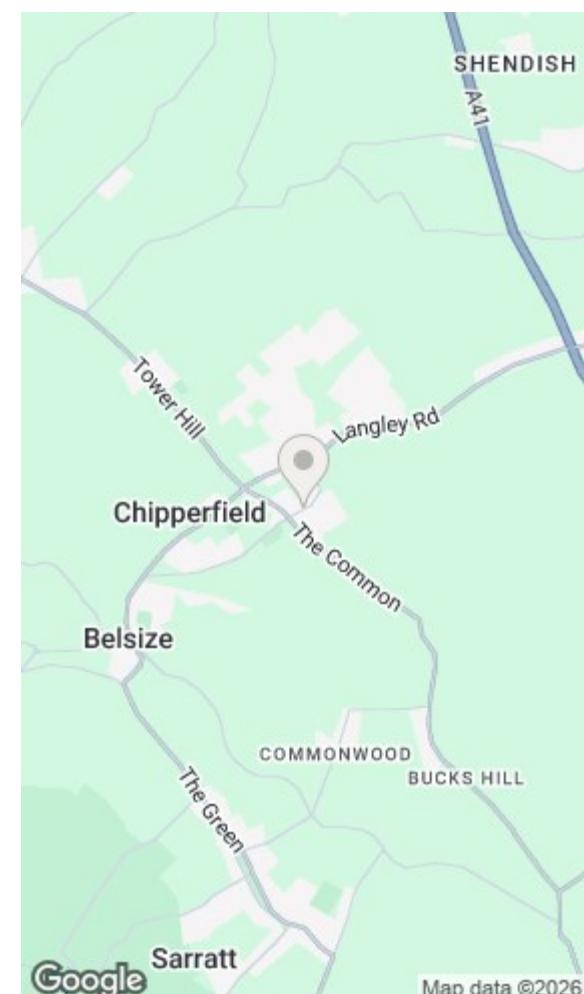
PROPOSED ROOF PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

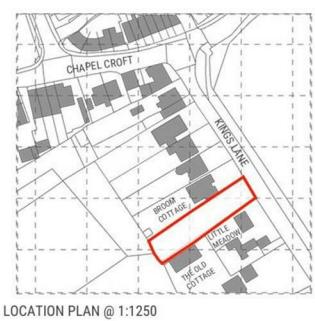


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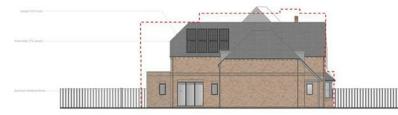
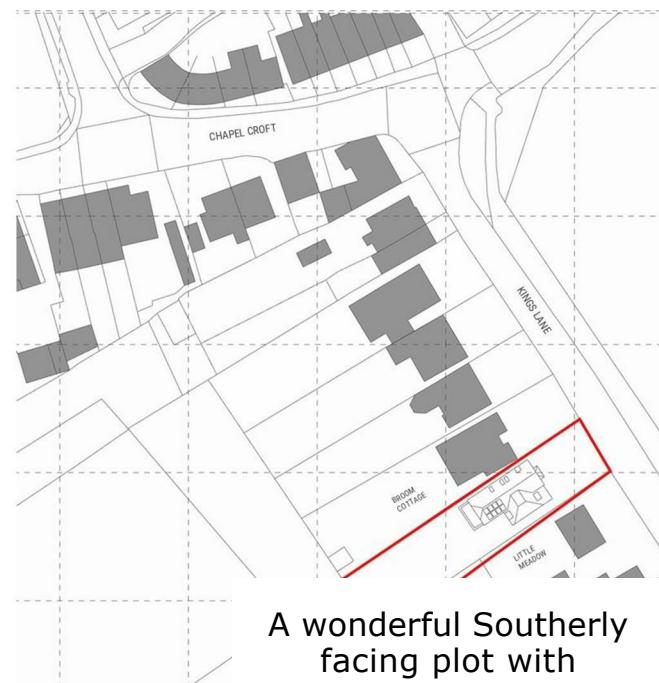


PROPOSED NORTH-EAST ELEVATION

[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



LOCATION PLAN @ 1:1250



A wonderful Southerly facing plot with planning for a detached family home.



SW-WEST ELEVATION



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.

#### Planning Obligations

- There is a s106 dealing with the SAMM and SANG contributions which total just over £5200. Please ensure that any interested party is aware of this up front.
- The Planning consent also conditions BNG enhancement. It may be possible to avoid this on a self build basis but that is not certain. Again, a buyer should be aware of the consent and conditions.
- There is CIL chargeable. However CIL relief is available to self builders who will live in the property.

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#### The Location

One of Hertfordshire's most picturesque and sought after villages, pleasantly set on the edge of the Chilterns and a short walk of the village. Chipperfield village is centred around the Common which extends to over 100 acres, principally woodland, providing lovely walks, bridle paths and a fine cricket pitch. The village has a historic church, pubs and village shops. Watford, Hemel Hempstead and Berkhamsted provide supermarkets and more comprehensive shopping facilities.

Chipperfield is within easy access of the M1, M25 and M40 motorways providing good communication to all parts of the country. The property is approximately 15 minutes from Chorleywood tube and mainline station and also 10 minutes from the London Euston rail connection at Kings Langley. There is an abundance of good schools nearby, both preparatory and secondary, such as York House, Royal Masonic School for Girls, St Clement Danes, Merchant Taylors, St Helens and Berkhamsted School not to mention Tring Park Performing Arts School.

