



For Sale - Land at Hertford

Hertfordshire SG14 2QE

www.weldonbeesly.com



This land is located in a quiet attractive rural spot, yet adjacent to north west Hertford and just to the south of the prestigious residential development of Goldings Hall.

The property can be used for a variety of purposes, including:

Horse grazing, fishing in Goldings Canal and other leisure and amenity pursuits (subject to planning).

DESCRIPTION

The land extends to approximately 3.330 hectares (8.23 acres) which comprises an attractive parcel of grass and woodland, with a building and adjoining Goldings Canal. The Canal has been stocked with trout and pike in the past.

Access to the property is by way of an entrance off Bramfield Road. This access is shared with the land to the east.

GUIDE PRICE: – £160,000

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The land is offered for sale as a whole by private treaty.

Tenure and possession

The land is held within Land Registry title HD370285. It will be available for sale freehold with vacant possession on completion.

Planning and development

The land lies in an area designated as Green Belt and also as Registered Gardens. As such there is limited scope for development, other than perhaps small scale agricultural or equestrian. Independent advice should be sought in this regard.

Sporting, minerals and timber.

The fishing, mineral and timber rights are included as far as they are owned.

Easements, covenants and rights of way

The land will be sold subject to all existing wayleaves, easements, public or private rights of way, covenants and restrictions, whether stated in these particulars or not. There are no public rights of way over the land.

A restrictive covenant prevents most forms of development, other than agricultural. If prospective purchasers wanted to erect stables, an Indemnity Insurance policy may be available.

Local authority

East Hertfordshire District Council
T: 01279 655261

Agent

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IMPORTANT NOTICE

Weldon Beesly, their clients and any joint agents give notice that:
1: They are no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact. 2: 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 and Weldon Beesly have not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise. 3: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchase(s) is/are responsible for making their own enquiries in this regard. Particulars of sale prepared and photographs taken in June 2018.