



## OFFLEY STORES

Luton Road  
Offley  
Hertfordshire  
SG5 3DD



# FOR SALE.

**DEVELOPMENT SITE WITH PLANNING CONSENT  
4 NO. HOUSES AND 1 NO. SHOP WITH FLAT ABOVE**



**For further information please contact either:**

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## Location

Offley is a village located on the edge of Hertfordshire off the A505 with links to Hitchin and Luton and major links to both the A1(M) and M1 motorway.

The subject site is in Offley Village on the western side of Luton Road adjacent to residential with open land at the side and rear.

## Description

The site has planning consent to construct 2 no. two-bed houses, 2 no. three-bed houses and a commercial unit with a self-contained two bed flat above.

The site measures an area of 0.3447 acres (0.1395 hectares).

## Accommodation

The accommodation provides the following gross areas:

Unit	Size (sq ft)	Size (sq m)
Unit 1 - Village Shop	953	88.53
Unit 2 - 3 Bed House	1,084	100.70
Unit 3 - 3 Bed House	1,084	100.70
Unit 4 - 2 Bed House	785	72.93
Unit 5 - 2 Bed House	785	72.93
Unit 6 - 2 Bed Flat	815	75.71
<b>Total</b>	<b>5506</b>	<b>511.50</b>

## Commercial Use

The commercial unit falls under Class E use. The shop will provide loading at the rear. Any other uses will be subject to further planning guidance.

## Planning

Further information on consents and documentation can be found on under planning application number 19/00907/FP.

Or by following the link below:

[https://documentportal.north-herts.gov.uk/GetDocList/Default.aspx?doc\\_class\\_code=DC&case\\_number=19/00907/FP](https://documentportal.north-herts.gov.uk/GetDocList/Default.aspx?doc_class_code=DC&case_number=19/00907/FP)

## Services

The site had mains water and electricity previously connected. Sewerage was via a septic tank.

A connection agreement to a sewer adjacent to the site has now been agreed. A copy of this can be provided on request.

## Tenure

The property is available freehold with full vacant possession, under title number HD588374.

## Price

Offers in excess of £775,000

## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Our client has confirmed that no VAT is payable in respect of the sale of this property.

## Important

The services, fixtures, fittings, appliances and any other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective purchasers should satisfy themselves as to their condition.

## Anti-Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

