



REGENT
ESTATES

DARRS LANE, NORTHCHURCH, BERKHAMSTED

£800,000 Freehold

ACCOMMODATION

A unique and rare opportunity to purchase a 4 acre plot, with a private driveway and planning permission granted to build a separate 1062 square foot 3 bedroom barn.

This impressive plot which has been in the same family for over 50 years is located on the outer edges of Berkhamsted in a quiet, semi-rural area. No upper chain.

A rare opportunity to build a new home in a barn style set within a most desirable private secluded plot accessed via a driveway off Darrrs Lane. Planning permission has been granted to create open plan living accommodation to include the Kitchen/Dining area and Sitting Room. A Master bedroom with an ensuite, 2 further bedrooms and family bathroom.

22/01282/FUL - Planning permission is granted for the demolition of existing storage building and the construction of one residential dwelling (1062 square foot).

The land falls within the area of greenbelt and outstanding natural beauty. Please note, this plan is for guidance only, whilst every care is taken in preparation for this boundary plan, please check before making any decision reliant upon it.

The land is situated close to the southern end of Darrrs Lane and the junction with Shootersway, which gives easy access to the fine countryside of the Chilterns Area of Outstanding Natural Beauty and the hilltop villages. The renowned health resort of Charnleys is about 2 miles and a five-minute drive away.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

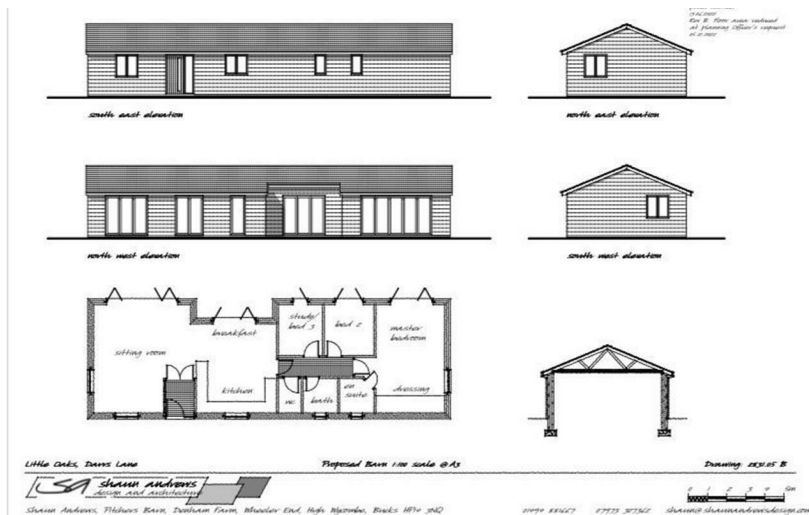
Strictly by appointment through Regent Estates.

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