



National Association of Estate Agents



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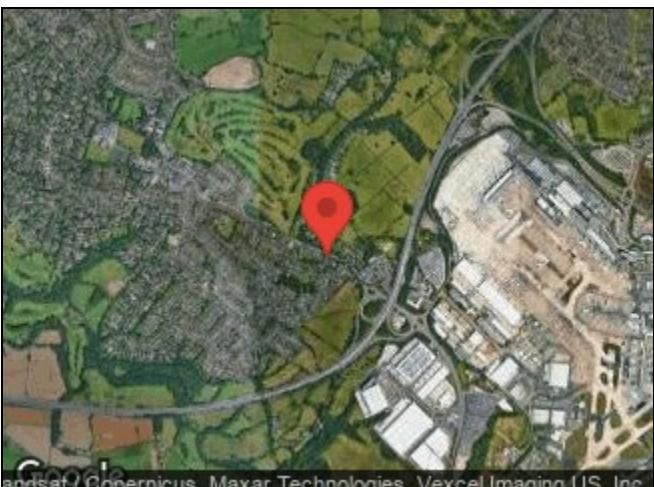
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current		Current
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	72	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	29	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

Land Hale Road , Hale Barns, WA15 8XX



A FANTASTIC DEVELOPMENT OPPORTUNITY OF THIS AMAZING 0.95 ACRE PLOT BACKING ONTO FIELDS AND HALE BARNs CRICKET CLUB, EXCELLENT POTENTIAL TO UPDATE AND EXTEND OR COMPLETELY REDEVELOP, WITH OUTLINE PLANNING FOR DEMOLITION AND THE ERECTION OF TWO DETACHED FAMILY HOMES (4200SQFT EACH)

£1,650,000

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