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

# Temptation comes in many forms...



# Berkhamsted

## PRICE GUIDE

£225,000

Currently being used as equestrian/agriculture land but with legacy potential for development (STNP) in future years with residential housing already directly to the front. Located just 10 minutes from central Berkhamsted this offers a long term opportunity for an excellent speculative land purchase with great potential.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(29-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

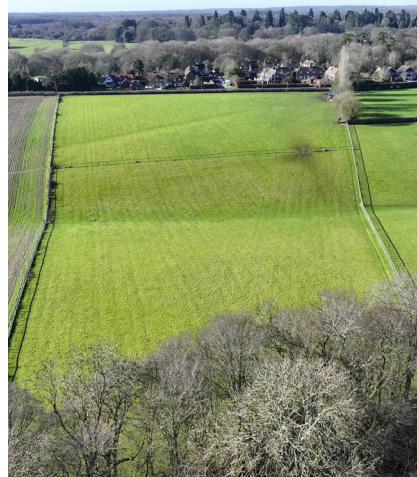
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Well-enclosed freehold plot of land approximately 7.3 acres, benefiting from a timber stable block and mains water, making them ideal for private equestrian or hobby farming use.



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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 accepted. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.

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### The Land

Well-enclosed plot of land approximately 7.3 acres, benefiting from a timber stable block, making them ideal for private equestrian or hobby farming use. The land is level to gently sloping, with established boundaries and good natural drainage.. Mains water available. The existing building provides useful shelter and storage and offer immediate functionality for horse owners or livestock keepers. Direct gated access from Nettleden Road. Potential long-term strategic or conservation interest (subject to planning). Purchasers should make their own enquiries regarding any alternative uses or development potential.

### Agents Information For Purchasers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. 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