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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

# 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) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-54) E	
(21-38) F		(21-28) F	
(1-20) G		(1-20) G	
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

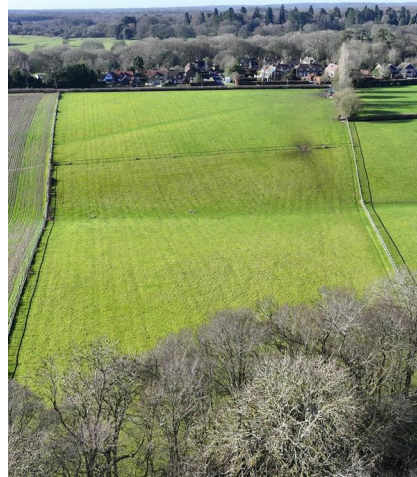
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Well-enclosed freehold plot of land approximately 7.3 acres, benefiting from a timber stable block and mains water, making them ideal for private equestrian or hobby farming use.



**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**  
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. This sale includes overage restrictions - full information is within the title and legal pack or please call the auctioneer to discuss further. All dimensions/measurements are approximate.