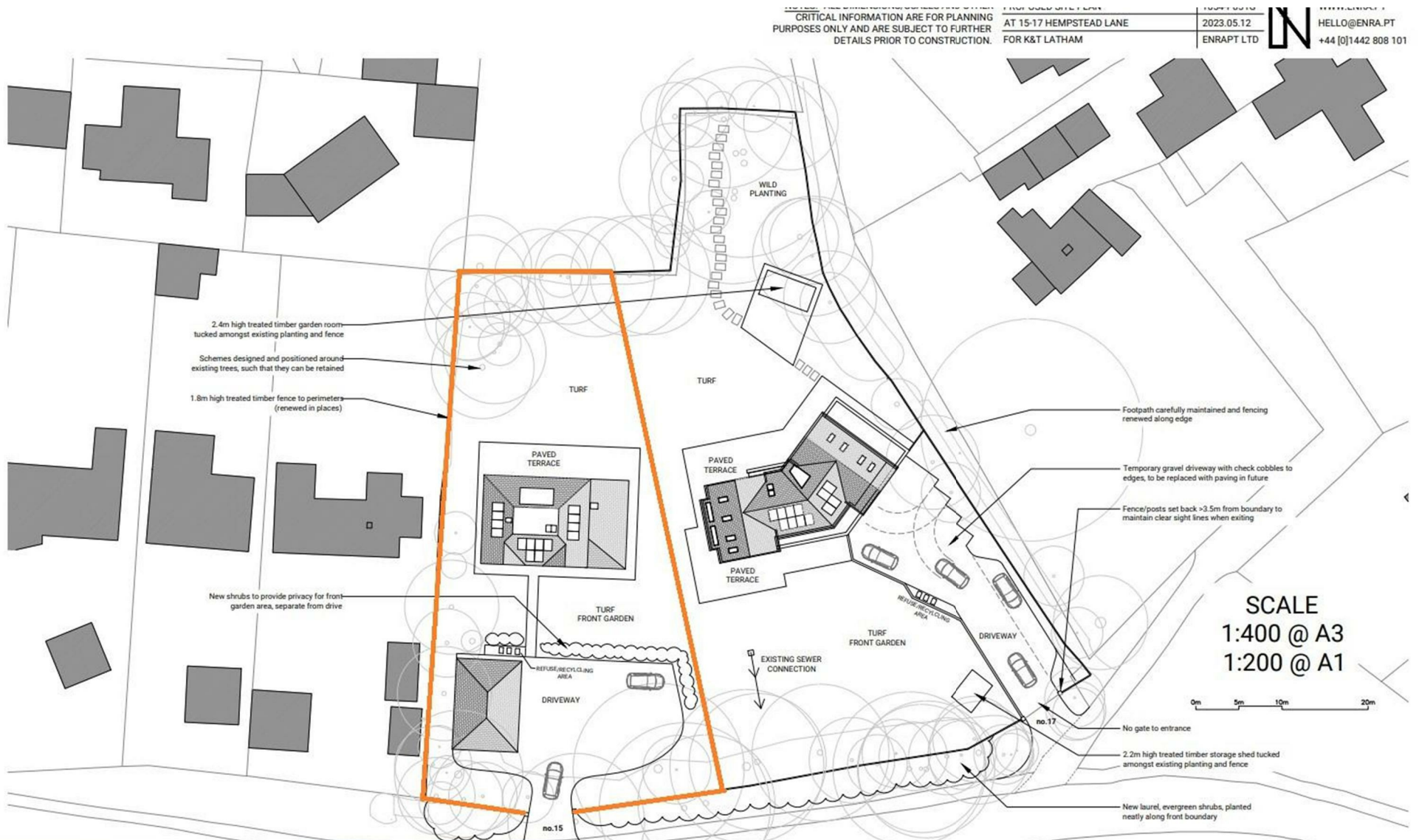


01923 270 666  
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Is there a **price** that would **tempt**  
you to **sell** or **let** your **property**?  
Contact us for a **free valuation**  
and let's see if we can **tempt** you!

# Temptation comes in many forms...



# Berkhamsted

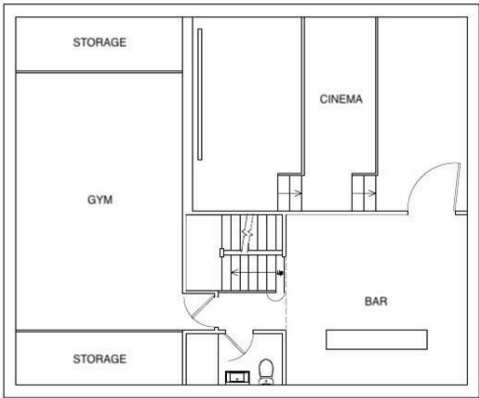
OFFERS IN EXCESS OF

£1,000,000

Sterling Land & New Homes department are delighted to offer this 0.4 acre plot to the market with planning permission for the construction of a wonderful detached property circa 4000 sq ft in size which could be a discerning buyers forever home! The plot is very level and surrounded by mature hedging and trees giving it a great degree of privacy.

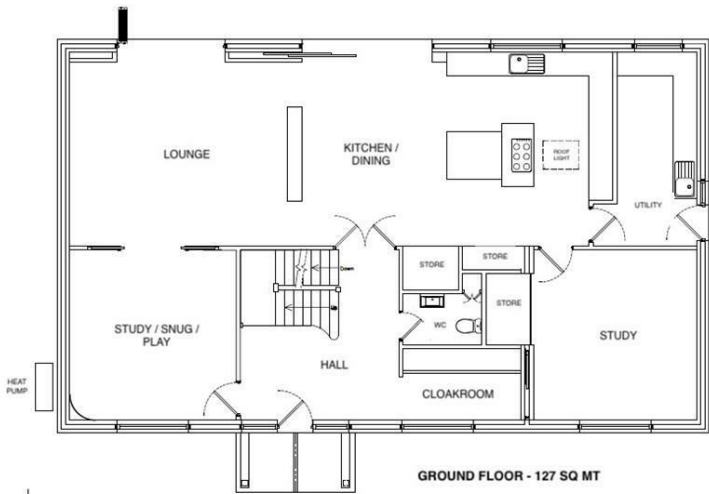


[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

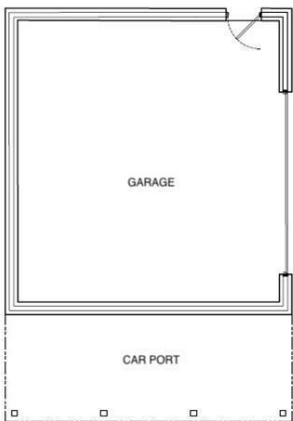


BASEMENT - 89 SQ MT

1:100 @ A3 0.0m 1.0m 2.0m 5.0m



GROUND FLOOR - 127 SQ MT



GARAGE - 39 SQ MT



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                                     |           |
| (81-91) B                                                       |           |
| (69-80) C                                                       |           |
| (55-68) D                                                       |           |
| (39-54) E                                                       |           |
| (21-38) F                                                       |           |
| (1-20) G                                                        |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |

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A rare chance to purchase a prime plot of land circa 0.4 acres and with planning permission for a stunning family home.



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#### The Location

The Plot is located on a popular residential road within the village and within walking distance of the village centre, with its infants school, village shop, green and public house. The market town of Berkhamsted is approximately two and a half miles distance, and provides a mainline rail link to London (Euston approximately 35 minutes) and easy access to the M1 (Junction 8) at Hemel Hempstead and M25 (Junction 20) at Kings Langley, thereby facilitating access to the national motorway network and international airports.

#### Directions From Our Office

From our office on the High Street proceed in an easterly direction and turn left into Ravens Lane (by the Baptist church), continuing through Gravel Path. At the top turn right towards Potten End and right onto Hempstead Road, before the green. Proceed down the road and the land will be found on the left hand side just opposite Little Heath Lane.

#### Local Authority

Dacorum Borough Council  
Civic Centre, Marlowes, Hemel Hempstead,  
Hertfordshire HP1 1HH  
Tel: 01442 228000  
Council Tax Band: TBC

#### Local Authority

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

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 principle.
2. Evidence of deposit funds, if equity from property sale confirmation of your current 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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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