



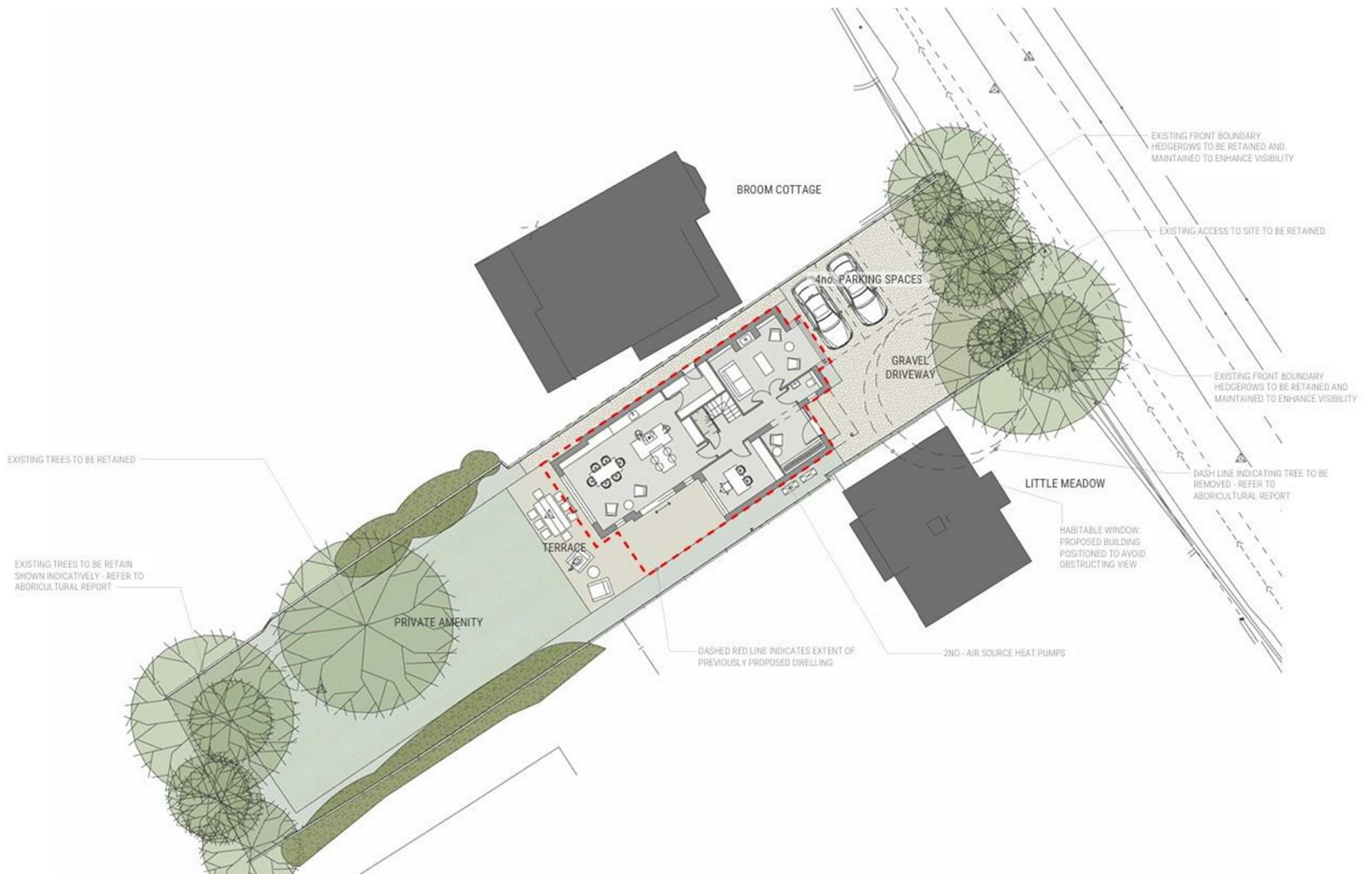
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# Temptation comes in many forms...

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Chipperfield

OFFERS IN EXCESS OF £600,000



# Chipperfield

OFFERS IN EXCESS OF

£600,000

A rare chance to purchase a Southerly facing plot of land in the centre of this highly sought after village with full planning permission for the construction of a single detached family home. In keeping with modern design the property boasts a large open plan kitchen/dining/family space opening to the rear garden & with a utility room, separate living room, dedicated home office and cloakroom to the ground floor. Four well proportioned bedrooms and three bathrooms occupy the first floor.



PROPOSED NORTH-EAST ELEVATION



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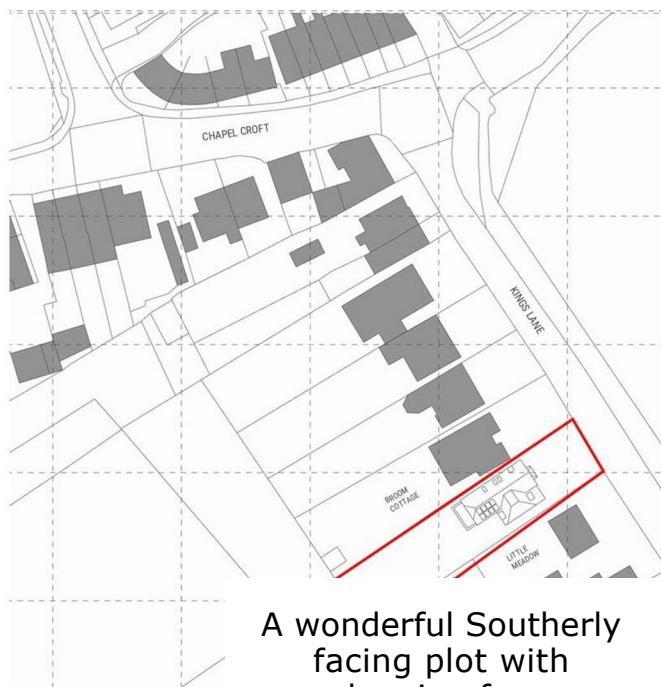
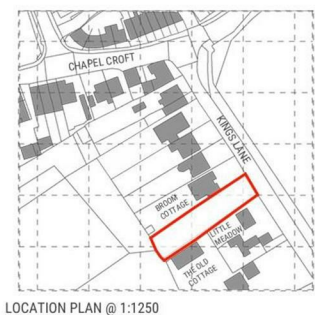
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <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			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





PROPOSED NORTH-WEST ELEVATION





A wonderful Southerly facing plot with planning for a detached family home.



**The Location**  
One of Hertfordshire's most picturesque and sought after villages, pleasantly set on the edge of the Chilterns and a short walk of the village. Chipperfield village is centred around the Common which extends to over 100 acres, principally woodland, providing lovely walks, bridle paths and a fine cricket pitch. The village has a historic church, pubs and village shops. Watford, Hemel Hempstead and Berkhamsted provide supermarkets and more comprehensive shopping facilities. Chipperfield is within easy access of the M1, M25 and M40 motorways providing good communication to all parts of the country. The property is approximately 15 minutes from Chorleywood tube and mainline station and also 10 minutes from the London Euston rail connection at Kings Langley. There is an abundance of good schools nearby, both preparatory and secondary, such as York House, Royal Masonic School for Girls, St Clement Danes, Merchant Taylors, St Helens and Berkhamsted School not to mention Tring Park Performing Arts School.



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**Agents Information For Buyers**  
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 principal.
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 and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.

#### Planning Obligations

- There is a s106 dealing with the SAMM and SANG contributions which total just over £5200. Please ensure that any interested party is aware of this up front.
- The Planning consent also conditions BNG enhancement. It may be possible to avoid this on a self build basis but that is not certain. Again, a buyer should be aware of the consent and conditions.
- There is CIL chargeable. However CIL relief is available to self builders who will live in the property.



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