

# STEPHENS

## ESTATE AGENTS

57 High Street, Stotfold, Hitchin, Hertfordshire, SG5 4LD  
Tel: (01462) 732121 Fax: (01462) 834033

[www.stephensestateagents.com](http://www.stephensestateagents.com) or [www.rightmove.co.uk](http://www.rightmove.co.uk) or  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

email: [stephenssales@btconnect.com](mailto:stephenssales@btconnect.com)



(Artist impression)

### **BUILDING PLOT, HIGH STREET, ARLESEY, BEDFORDSHIRE, SG15 6SW**

**In our opinion... "A building plot with planning granted for a four bedroom detached home – offered by informal tender."**

**To be sold by informal tender with offers in writing to be received by noon on Thursday 16<sup>th</sup> June 2011, a single building plot with planning.**

#### **Location:**

Arlesey is a popular village offering a mainline rail link direct to Kings Cross, easy access to the A1(m) and is a convenient drive from Hitchin and Letchworth town centres. In addition, Arlesey offers a variety of shops and takeaways along with a popular lower school.

**PRICE: Offers in excess of £80,000**

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**The planning granted is for a property in further detail comprising: -**

### **ENTRANCE HALL**

Stairs to first floor, door to;

### **DINING ROOM**

Double glazed windows to front aspect.

### **LOUNGE**

Double glazed window to side aspect, double glazed doors and windows to garden, door to;

### **KITCHEN**

### **FAMILY ROOM**

Double glazed window to rear aspect, double glazed doors to garden.

### **BATHROOM**

Fitted with a suite comprising panelled bath with mixer tap, low level WC, pedestal wash hand basin.

### **FIRST FLOOR ACCOMMODATION**

### **LANDING**

### **BEDROOM ONE**

Double glazed windows to front and side aspects.

#### **En-Suite**

Fitted with a suite comprising shower cubicle, pedestal wash hand basin, low level WC.

### **BEDROOM TWO**

Double glazed window to rear aspect.

### **BEDROOM THREE**

Double glazed window to rear aspect.

### **BEDROOM FOUR**

Double glazed window to front aspect.

### **FAMILY BATHROOM**

Fitted with a suite comprising panelled bath, low level WC, pedestal wash hand basin.

### **OUTSIDE**

### **REAR GARDEN**

### **PLANNING**

The granted planning permissions can be found by clicking the following:-

<http://www.centralbedfordshire.gov.uk/PLANTECH/DWebPages/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=566386>

### **DIRECTIONS**

Heading North on the A1(M); turn left at junction 10 onto the A507 bypass, at the 3<sup>rd</sup> roundabout turn left in **Stotfold Road, Arlesey** and take your 1<sup>st</sup> left turn into **House Lane**. Continue on House Lane and at the end of **House Lane** take a left turn into **Church Lane, Church Lane** will then lead into **Arlesey High Street**.

### **INFORMAL TENDER**

The plot is offered by informal tender, prospective purchasers are advised to make any offer in writing, with background as to financing and projected timescale by noon on Thursday 16<sup>th</sup> June 2011, the successful party will be informed on Friday 17<sup>th</sup> June and exchange of contracts will then be required within 28 days.



### **AGENTS NOTE**

*These details have been prepared from architects drawings and plans and may be subject to change/amendment, purchasers are advised to clarify further any aspect they feel of material relevance.*

**These details are a guide only and their accuracy is not guaranteed.**

**These are draft details yet to be approved by the vendors.**