



Site boundary for indicative purposes only

BUILDING PLOT & 4 LITTLE LEY **WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 4TN**

A unique opportunity to buy an extended Three Bedroom House with adjacent building plot with planning permission for a further Two Bedroom House with driveway parking.

Guide Price: £725,000

 **ashtons** 

EXECUTIVE SUMMARY

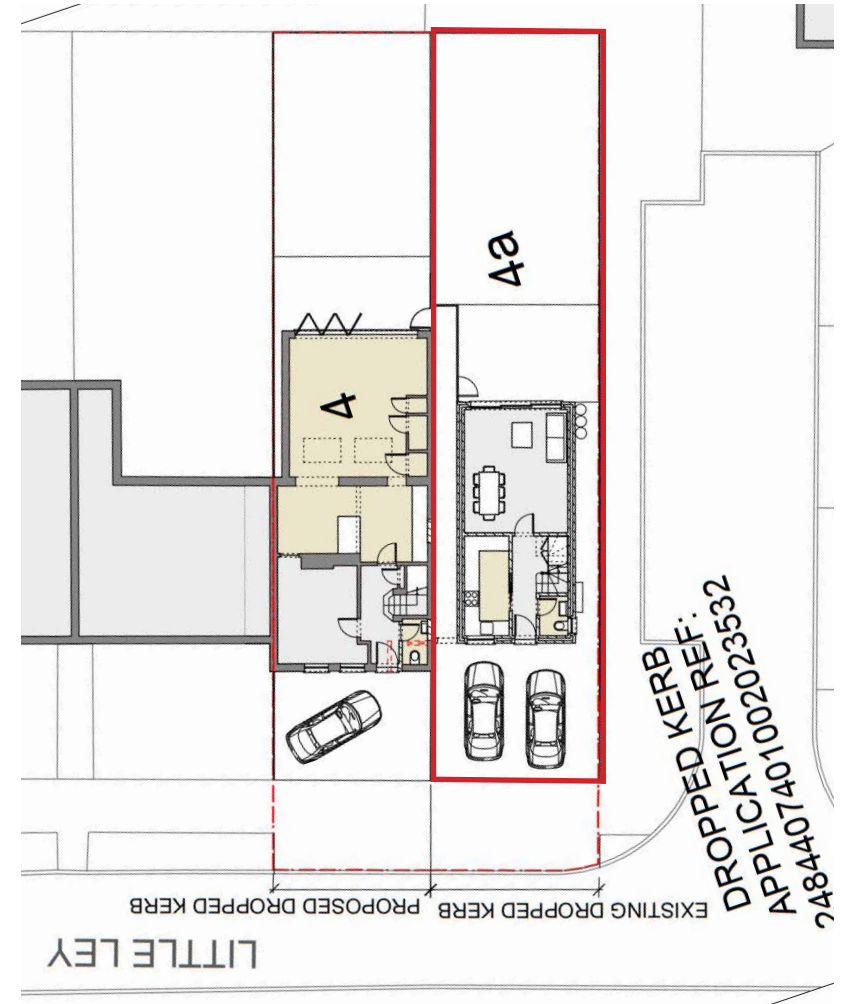
On behalf of the landowner, Prime Plots & Ashtons are delighted to offer the below self-build opportunity which comes with the benefit of Full Planning Permission:

- An extended three-bedroom house, which also has the benefit of full planning permission for the erection of a two-bedroom house to the side.
- The existing property has three bedrooms, two reception rooms, kitchen, rear garden, off-street parking and a garage.
- The proposed two-bedroom house to have a gross internal area of approx. 826 sqft (76.7sqm), with off-street parking. Please note, the existing garage would be demolished to make way for the new property.
- Located approx. 1.3 of a mile from Welwyn Garden City Train Station (29 mins to London's Kings Cross St Pancras Station).
- For sale Freehold.



PROPOSED SITE PLAN

Proposed site plan of both 4 Little Ley and the new house, 4a Little Ley.

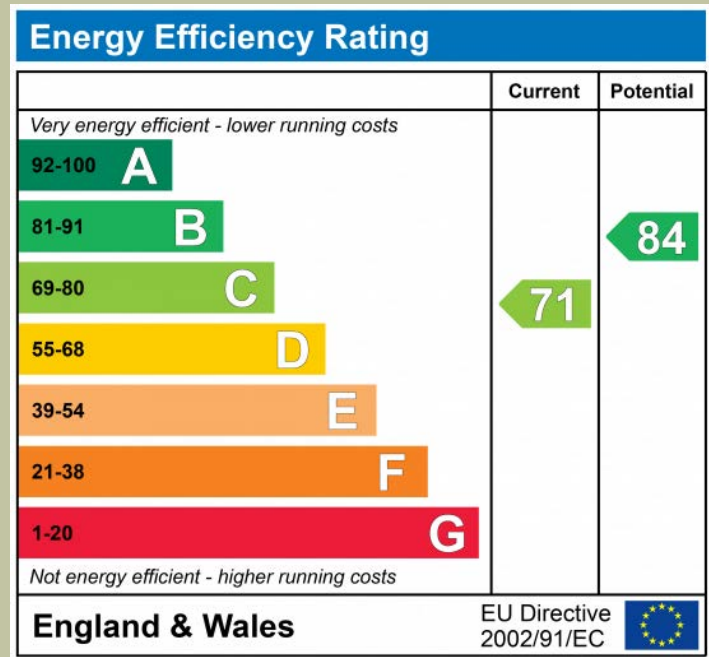


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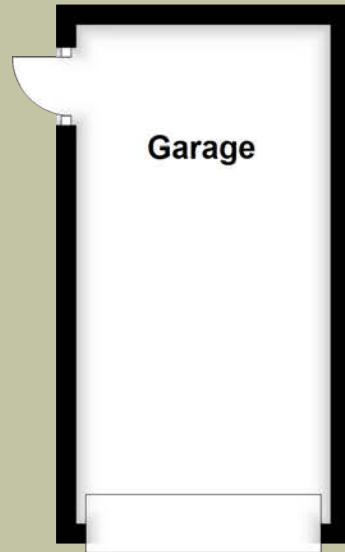


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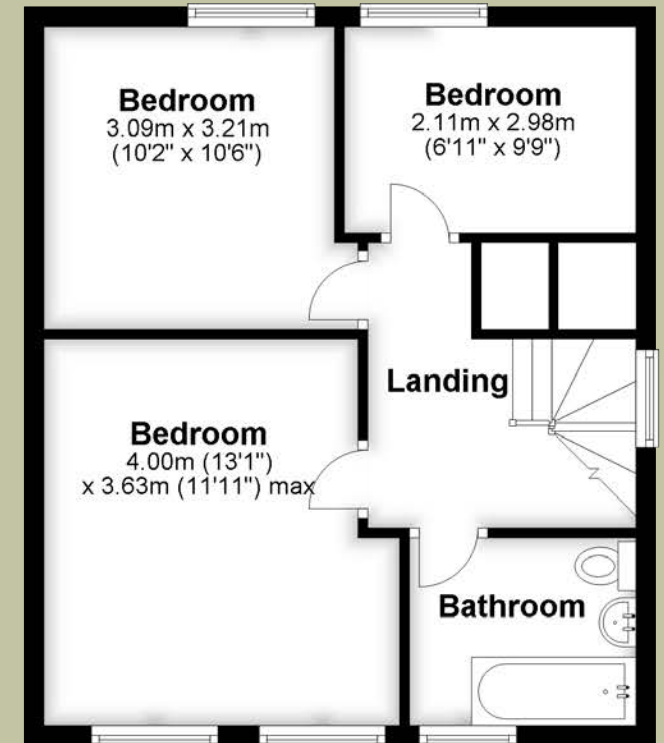
4 LITTLE LEY FLOORPLAN



Total Area. Approx.
118.2 sqm (1,272.6 sqft)

First Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



WELWYN GARDEN CITY
HERTFORDSHIRE

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LOCATION

Nestled in the heart of Hertfordshire, Welwyn Garden City offers a harmonious blend of greenery, modern amenities, and a thriving community spirit. Here's a detailed glimpse into what this vibrant town has to offer:

Location and Travel to London:

Situated just 20 miles north of central London, Welwyn Garden City boasts excellent transportation links, making it an ideal location for commuters. The town is served by its own railway station, providing regular services to London Kings Cross in under 30 minutes, making the daily commute convenient for residents. Additionally, the nearby A1(M) motorway offers easy access to London by car.

Local Shopping:

For those seeking retail therapy, Welwyn Garden City doesn't disappoint. As well as a John Lewis department store, the town center is home to a diverse array of shops, ranging from high-street brands to independent boutiques. The Howard Centre, a bustling shopping mall, offers a one-stop destination for fashion, electronics, and dining options. Furthermore, the quaint streets are dotted with charming cafes and specialty stores, perfect for leisurely strolls and discovering hidden gems.

Schools:

Families in Welwyn Garden City benefit from a selection of outstanding educational institutions catering to all ages. From reputable primary schools to esteemed secondary academies, the town prioritizes providing quality education to its residents. Additionally, there are various nursery and preschool options available, ensuring a solid foundation for the youngest members of the community.

Areas of Interest:

Welwyn Garden City boasts an abundance of recreational and cultural attractions, catering to diverse interests. Stanborough Park, with its picturesque lakes and scenic walking trails, offers a tranquil

retreat for nature enthusiasts and families alike. For history buffs, a visit to Shaw's Corner, the former residence of renowned playwright George Bernard Shaw, provides insight into the town's rich heritage.

Sports enthusiasts can take advantage of the state-of-the-art facilities at Gosling Sports Park, offering everything from swimming and tennis to gym facilities and athletics tracks.

The town also hosts a vibrant events calendar, with festivals, markets, and community gatherings held throughout the year, fostering a strong sense of community among residents.

DESCRIPTION

A unique opportunity to purchase an extended three-bedroom house with added benefit of an adjacent building plot which has planning consent for a spacious two-bedroom house. Both properties, as proposed, would have off street parking and well-proportioned rear gardens with a South-Easterly aspect. We have been advised that the existing property is approximately 1,272 sqft (118.2 sqm) and the proposed house will have a gross internal area of approximately 826 sqft (76.7 sqm).

PLANNING

An information pack is available from the agent. The approved planning reference number is: 6/2023/1665/FULL. The decision notice is dated 8th March 2024.

LOCAL AUTHORITY

The site falls under the planning jurisdiction of Welwyn Hatfield Borough Council.

PROPOSED ELEVATIONS

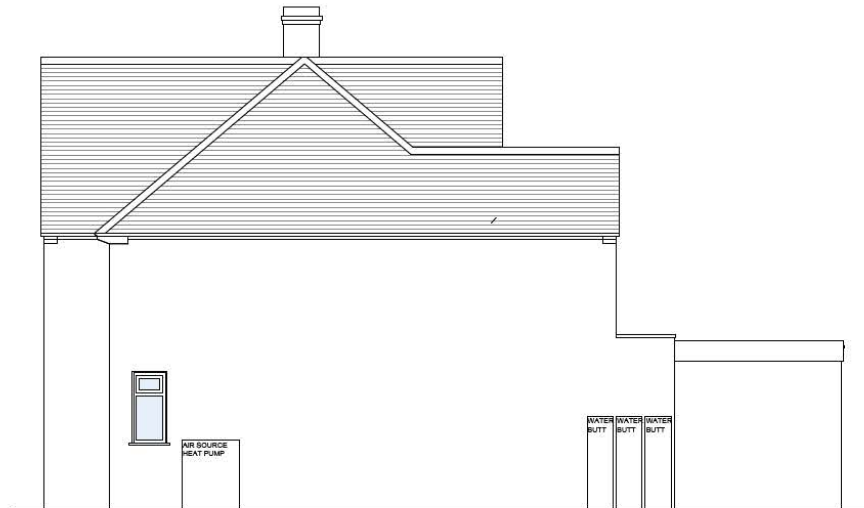
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PROPOSED FRONT ELEVATION - 1:100 SCALE



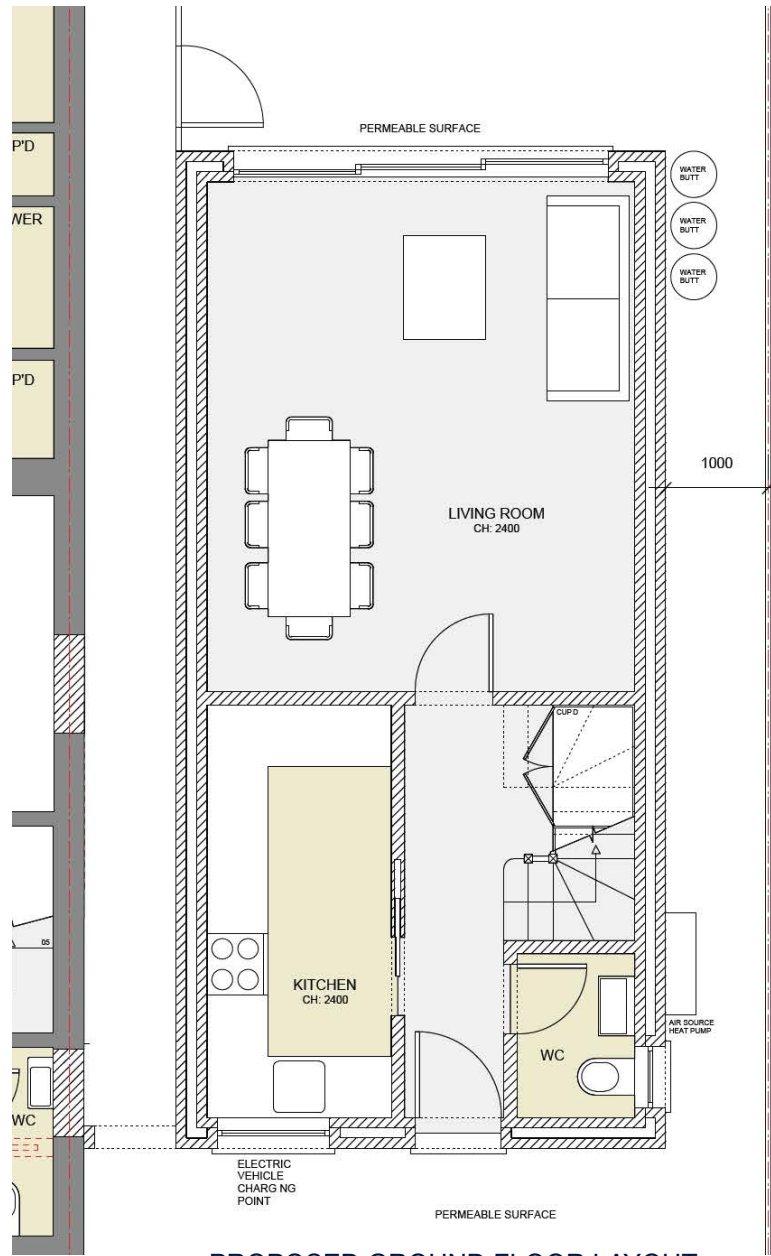
PROPOSED REAR ELEVATION - 1:100 SCALE



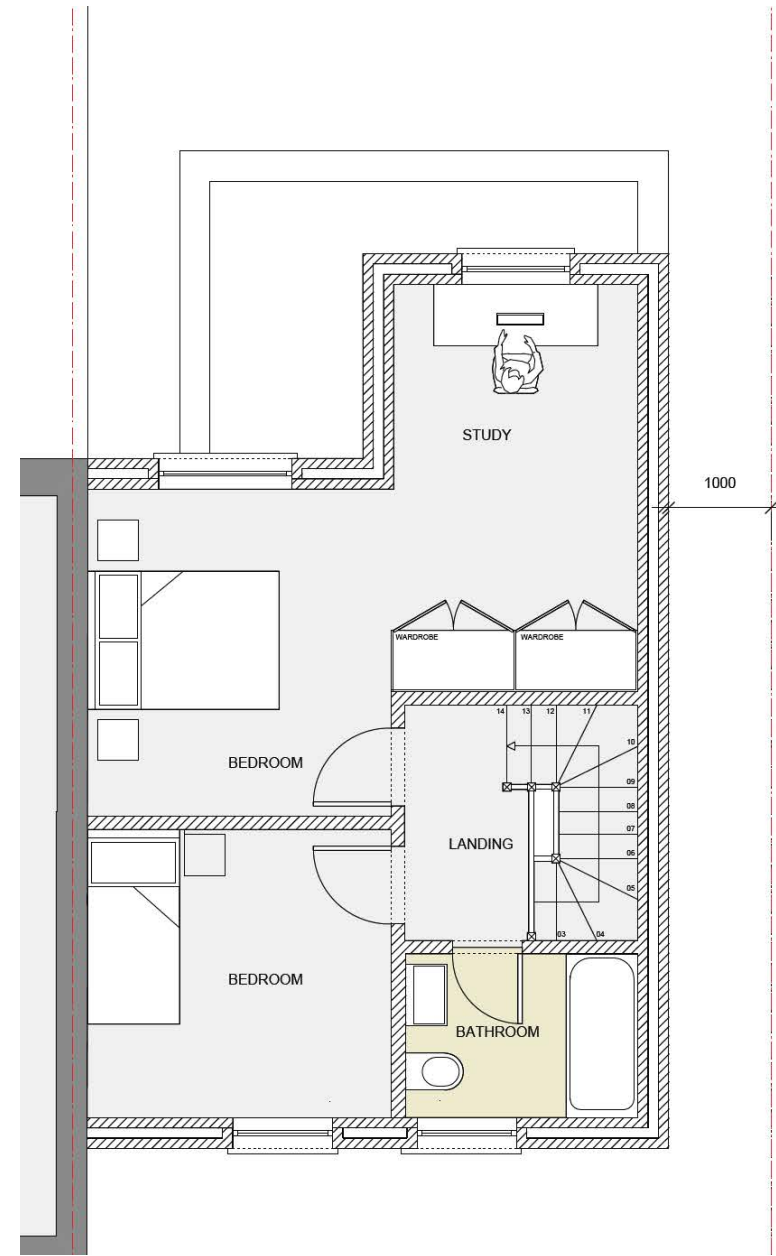
PROPOSED SIDE ELEVATION - 1:100 SCALE

PROPOSED FLOORPLANS

For illustrative purposes, not to scale



PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

4 & 4a LITTLE LEY,
WELWYN GARDEN CITY



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GUIDE PRICE

Guide Price £725,000

VAT

The property is not elected for VAT (as advised).

VIEWINGS

For all viewings, please contact Ashtons, Welwyn Garden City on 01462 331100

CONTACT

For enquiries specific to the building plot, please contact:

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FURTHER INFORMATION

Further information relating to the building plot is available via the project dataroom:

www.primeplots.co.uk/littleley

ADDRESS

4 Little Ley
Welwyn Garden City
Hertfordshire
AL7 4TN



IMPORTANT NOTICE

Prime Plots Group Ltd, their joint agents Ashtons and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party. Please be aware that all information provided is subject to the purchaser's own due diligence. Measurements are approximate and should be checked formally by any purchaser prior to purchase to verify accuracy.



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