

# OFFLEY STORES

Luton Road, Offley, Hitchin,  
Hertfordshire, SG5 3DD



**DEVELOPMENT SITE WITH PLANNING CONSENT**  
**4 NO. HOUSES AND 1 NO. SHOP WITH FLAT ABOVE**

**FOR SALE**

**Brown & Lee**  
Chartered Surveyors

T: 01438 316655  
W: [www.brownandlee.com](http://www.brownandlee.com)



## Location

Offley is a village located on the edge of Hertfordshire off the A505 with links to Hitchin and Luton and major links to both the A1(M) and M1 motorway.

The subject site is in Offley Village on the western side of Luton Road adjacent to residential with open land at the side and rear.

## Description

The site has planning consent to construct 2 no. two-bed houses, 2 no. three-bed houses and a commercial unit with a self-contained two bed flat above.

The site measures an area of 0.3447 acres (0.1395 hectares).

## Accommodation

The accommodation provides the following gross areas:-

<b>UNIT</b>	<b>SIZE (SQ FT)</b>	<b>SIZE (SQ M)</b>
Unit 1 Village Shop	953	88.53
Unit 2 – 3 Bed House	1,084	100.70
Unit 3 – 3 Bed House	1,084	100.70
Unit 4 – 2 Bed House	785	72.93
Unit 5 – 2 Bed House	785	72.93
Unit 6 – 2 Bed Flat	815	75.71
<b>TOTAL</b>	<b>5506</b>	<b>511.50</b>

## Commercial Use

The commercial unit falls under A1 use, which is now known as Class E. The shop will provide loading at the rear. Any other uses will be subject to further planning guidance.

## Planning

Planning consent was granted on 16<sup>th</sup> April 2019 expiring on 6<sup>th</sup> August 2022.

For further information, please refer to planning application number

[https://documentportal.north-herts.gov.uk/GetDocList/Default.aspx?doc\\_class\\_code=DC&case\\_number=19/00907/FP](https://documentportal.north-herts.gov.uk/GetDocList/Default.aspx?doc_class_code=DC&case_number=19/00907/FP)

## Price

Offers in excess of £795,000 freehold.

Offers will be considered on a conditional or unconditional basis.

## Tenure

The property is available freehold with full vacant possession. Title number is HD588374.

## Rates

Not assessed.

## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Our client has confirmed that no VAT is payable in respect of the sale of this property.

**Brown & Lee**

Chartered Surveyors

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