

Land South of Chantry Farm

CHANTRY LANE | TODDS GREEN | STEVENAGE | SG1 2JE



SITE FOR SALE WITH RESIDENTIAL DEVELOPMENT CONSENT

Boundaries are indicative only

Stevenage - 3 miles

Stevenage Road

Hitchin - 3 miles

Chantry Lane

Key Highlights

A SITE OF CIRCA 1.35 ACRES (0.54 HECTARES)

THE SITE BENEFITS FROM OUTLINE PLANNING
CONSENT FOR 5 EXECUTIVE DWELLINGS

1,062 SQ M (11,431 SQ FT) OF PROPOSED ACCOMMODATION

OFFERS IN EXCESS OF £1.5M ARE SOUGHT FOR THE
FREEHOLD INTEREST WITH VACANT POSSESSION

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■ Location

The site is situated in the affluent village area of Todds Green, offering ample green spaces and excellent transport links via the A1(M) and A602. It is 3 miles from the market town of Hitchin, previously voted the 9th best UK town to live in by *The Times*. The neighboring town of Stevenage is only minutes away, providing regular rail links to London Kings Cross (21 minutes) and Cambridge (40 minutes). Stevenage, the UK's first New Town, is currently undergoing a £1 billion regeneration to create a mixed-use town center.

■ Description

The site is a relatively square plot with access off Chantry Lane. It is clear of buildings, the majority of this being open field currently used as a paddock. To the rear of the plot is a beautiful pond, surrounded by mature woodland.

There is a footpath with public right of way located along the north-eastern boundary.

The site measures an area of circa 1.35 acres (0.54c ha).



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■ Planning

The site falls under the planning jurisdiction of Stevenage Borough Council, whose Local Plan 2011-2031 was adopted on 22 May 2019.

The site has outline planning consent to construct up to 5 executive dwellings, granted on 9 September 2024. In obtaining consent our client has commissioned various site surveys which can be viewed online under the **planning reference 24/00196/OP**.

There is no affordable housing requirement and no BNG (Biodiversity Net Gain) payable for this development.

■ Accommodation

The schedule of accommodation is as follows:

Plot 1 (two storey dwelling)	5 bed	Total GIA 204m ²
Plot 2 (two storey dwelling)	4 bed	Total GIA 180m ²
Plot 3 (two storey dwelling)	6 bed	Total GIA 318m ²
Plot 4 (two storey dwelling)	4 bed	Total GIA 180m ²
Plot 5 (two storey dwelling)	4 bed	Total GIA 180m ²

Each dwelling is to have at least 200m² of rear garden space and 2 off road car parking spaces.

The planning also offers 100m² of communal space.

■ Tenure

The property is available freehold with full vacant possession. The Title number is HD442823.

■ Price

Offers in excess of £1.5m are sought.

■ VAT

VAT is not applicable on the sale.

■ Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



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