

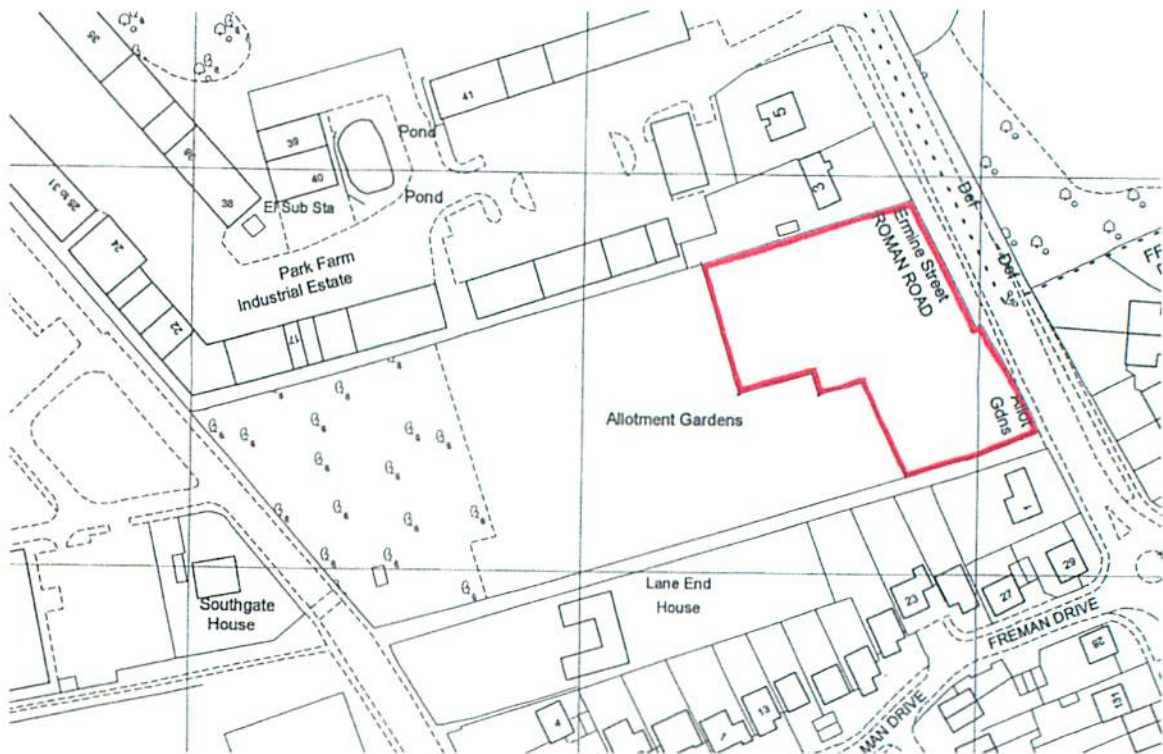
WISBEY GOODSSELL
CHARTERED SURVEYORS

Wisbey Goodsell & Partners
Independent Surveyors, Valuers & Property Consultants

FOR SALE BY INFORMAL TENDER

**ALLOTMENT GARDENS (PART OF)
ERMINE STREET
BUNTINGFORD
HERTS SG9 9AZ**

**A FREEHOLD SITE OF APPROXIMATELY 0.325 HA (0.8
ACRES) WITH PLANNING CONSENT FOR 11 NEW DWELLINGS**



GUIDE PRICE : £1,000,000

OFFER DATE 12 NOON FRIDAY 24th SEPTEMBER 2010

The School House, 6 Church Street, Ware, Herts SG12 9EG. Tel: 01920 487486. Fax: 01920 487476
website: www.wisbeygoodsell.co.uk

LOCATION

Buntingford is an attractive market town located just off the A10 approximately six miles north of its junction with the A120 (linking to Stansted Airport and the M11 motorway) and about 10 miles from the A1(M) via the A507 to the west.

The town benefits from local schooling from primary to secondary level, health and welfare facilities and it retains a thriving High Street with a variety of public houses, shops and cafés.

The land is located to the western side of Ermine Street (former A10) just to the north of the town centre.

DESCRIPTION

The site is largely open and forms part of a larger area used to provide a number of allotment gardens. As a condition of the planning consent, there is a requirement that a new allotment area of identical size must be prepared on scrubland to the west of the site on land retained by our Client.

Note: Our clients have land allocated for the aforementioned purpose but the successful purchaser will be required to undertake this work at their own expense between exchange and completion of the sale. A site survey has identified a small area of contamination which will need remediation as part of this work.

PLANNING

East Hertfordshire District Council have granted outline planning consent (Application Ref: 3/09/0101/OP) for the erection of 11 two, three and four bedroom dwelling houses, none of which have to be allocated for social housing. The current consent provides for:-

- Two terraces of four houses
- Three detached houses
- 18 parking spaces

These are as identified on the planning approval which can be downloaded (along with other relevant information) from our website www.wisbeygoodsell.co.uk. 'Property for sale' or provided on request. A number of conditions are attached to the consent including provision of:-

- A detailed contamination survey and assessment with remedial recommendations (completed by our Client and available for inspection).
- The implementation of a programme of archaeological work (this must be provided by the developer)
- A survey to assess and mitigate the effects of the redevelopment on bat and reptile populations must be submitted for the approval of the Local Planning Authority (to be provided by the developer)

Note: The developer will also be required to work with a Tree Constraints Plan which has been prepared.

SECTION 106 AGREEMENT

A sum currently estimated to be in the region of £38,000 will be payable but please note that this figure will be subject to minor fluctuations due to provisions for indexation.

METHOD OF SALE

The freehold of the site is to be offered for sale by informal tender on an unconditional basis, subject to contract only. Exchange of contracts is to occur within two months of the 'Offer Date' with completion delayed until vacant possession of the site is obtained.

Note: Notices to quit were served on all known allotment holders in April this year and it is envisaged that those wishing to continue occupation will hopefully be relocated to allow vacant possession and completion by the end of February 2011 with a fall back position of no later than 5th April 2011.

Offers should be submitted in writing to Wisbey Goodsell, 6 Church Street, Ware, Herts SG12 9EG by 12 noon on Friday 24th September 2010.

1. The vendors do not undertake to accept the highest or any offer. The property is offered for sale SUBJECT TO CONTRACT.
2. Prospective purchasers should provide an indication of their financial status eg. cash buyer or buyer requiring lending (please state amount of borrowing required).
3. It is expected that purchasers requiring a survey will have obtained a report prior to the offer date. If not, please state if the offer is subject to survey.
4. Any offer should be made in pounds sterling. Bids made relative to the level of other offers will be disregarded.

VAT

VAT is not chargeable.

LOCAL AUTHORITY

The Local Authority is East Hertfordshire District Council, Council Offices, The Causeway, Bishops Stortford, Herts CM23 2EN (Tel: 01279 655261).

VIEWINGS

The site is open for inspection. Please stay off cultivated or individual allocated areas.

AGENT

Wisbey Goodsell and Partners, The School House, 6 Church Street, Ware, Herts SG12 9EG.

Wisbey Goodsell and Partners, Chartered Surveyors. Conditions under which particulars are used: Wisbey Goodsell and Partners for themselves (and their Joint Agents, where applicable) and for the Vendors or Lessors of the property whose agents they are give notice that:- (i) These particulars are given without responsibility and are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Wisbey Goodsell and Partners cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of facts but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) No employee of Wisbey Goodsell and Partners (or Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) All prices quoted are exclusive of VAT which may be payable in addition; (v) Wisbey Goodsell and Partners will not be liable in negligence or otherwise, for any loss arising from the use of these particulars.

