



A rare opportunity to acquire a range of agricultural barns, one with planning consent to create a three bedroom residential dwelling, all set within about 13.18 acres.

Codicote, Hertfordshire.

Guide Price £1,800,000 Freehold



THE PROPERTY

Set down a lovely quiet country lane just 0.7 miles from the village of Codicote and 3.6 miles from the village of Knebworth, the barns are set in land of about 13.18 acres and surrounded by wonderful farmland and open countryside and close to the renowned Knebworth Estate. The proposed project is the thermal upgrade and reconfiguration of one of three existing agricultural barns, to ultimately extend to approximately 2,000 sqft of internal space and to comprise three bedrooms. There is potential for change of use on the remaining barns, subject to further planning applications.

PLANNING PERMISSION

North Herts District Council have granted permission for the change of use of an existing agricultural barn to one three

LOCAL INFORMATION

Mileages approx; Old Welwyn village 2.3 miles, Welwyn Garden City 4.8 miles, Welwyn North Station 3.4 miles with fast direct line to London Kings Cross from 18 minutes, Hitchin 8.4 miles, Harpenden 7.5 miles, A1(M) 2.4 miles, London Luton Airport 10.1 miles.

The historic village of Codicote, provides some great amenities including a local butchers, newsagents, excellent general stores, bakery, chemist and a good selection of eateries and pubs. The larger towns of Welwyn Garden City and Hitchin have extensive shopping facilities including an array of national retailers and a large John Lewis (WGC). The village provides a well-regarded primary school, whilst state and secondary education includes Sherrards Wood, Hitchin Girls and Hitchin Boys can be found in the nearby towns.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to any public or private rights of way and all easements and wayleaves, referred to in these particulars or not.

VIEWING

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden office. Tel: 01582 465000.

TENURE – Freehold

LOCAL AUTHORITY - North Herts District Council

EPC RATING = Not applicable

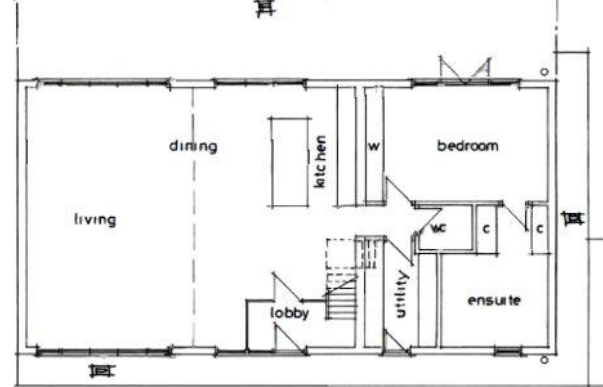


Proposed elevations – NOT TO SCALE AND FOR IDENTIFICATION PURPOSES ONLY

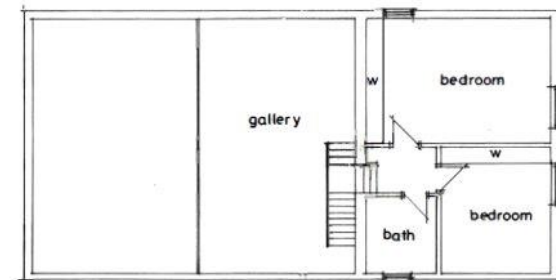
proposed elevations



front-north east



rear-south west



proposed first floor plan





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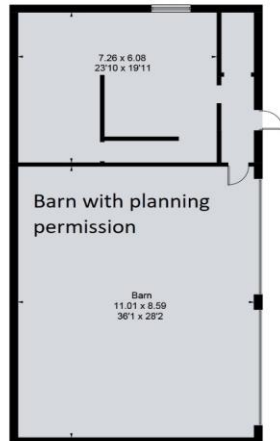
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Lynn Ellis
Harpenden

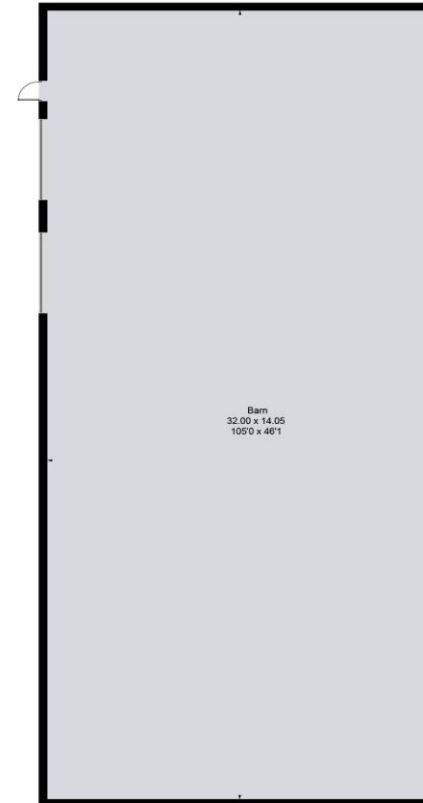
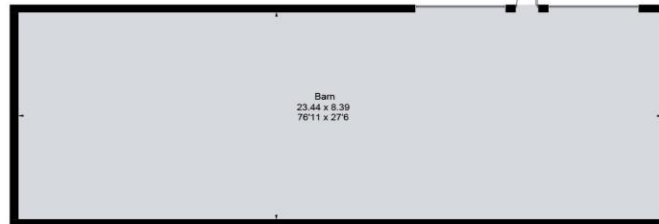
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Approximate Area
The Barns= 795.0 sq m / 8557 sq ft
For identification only. Not to scale.
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The Barns



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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