



GILMARTIN LEY

# Warehouse with Residential Planning Consent For Sale - Hertfordshire SG12

Planning for a 3,100 sq.ft bungalow set within 1.26 acre site

**Gloren Oaks**  
**Rowney Lane,**  
**Sacombe Green,**  
**WARE, SG12 0JH**



## Area

Gross Internal Area: 288 sq.m. (3,100 sq.ft.)

## Price

Offers in excess of £650,000 subject to contract



## Property Description

The property is a recently constructed, detached brick built warehouse with planning permission to convert the property into a residential dwelling.

Planning permission (Ref: 3/17/2540FUL) was granted on 21st December 2017 for change of use of existing builder's yard building to 1no. dwelling and all ancillary works. Full details are available to download from our website. The planning consent provides for an open plan sitting and family room, a dining room adjoining a kitchen & utility room, entrance hallway, cloakroom, three bedrooms all with en suite bathrooms, a large study and a family bathroom. There is an alternative internal plan available to download showing the configuration as a four bedroom residence.

The property benefits from an electrically operated loading door, separate office with kitchenette, three phase electricity and WC facilities. The existing warehouse building is set on a site of approximately 1.26 acres and accessed via an electrically operated security gate. The gravel car park around the front and side of the building provides parking for at least 12 cars.

A limited right of way will be required immediately adjacent to the gates and over a small section of the gravel driveway to provide for access to the adjoining paddock.

The property will be of interest to owner occupiers, developers and self builders.

- > Freehold for sale planning permission for conversion to provide a residential dwelling
- > Site area: 1.26 acres
- > Gross Internal Area of 288.00 sq.m (3,100 sq.ft)
- > Recently built detached warehouse / studio
- > Exceptional location and stunning setting
- > Potential to configure the space to provide a generous 3 - 5 bedroom dwelling
- > Extensive car parking
- > Electrically operated security gate and building alarm system
- > Eaves height 2.97 metres, rising to an apex of 3.98 metres
- > Electrically operated loading door (3.07 metres high x 2.92 metres wide)
- > Three phase electrical supply
- > Modern private drainage system and mains water

<https://www.gilmartinley.co.uk/properties/for-sale/development/ware/ware/sg12/27621>

*Our ref:* 27621

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
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Property Experts for North London

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
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## Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Site Area	5,099.04	54,885	
Existing Building	288	3,100	

## Property Location

The property is located in Sacombe Green, a rural hamlet located to the east of the village of Sacombe, East Hertfordshire.

Although a primarily rural location, the property has good access to the main road networks, with Ware Road (A602) being approximately 2.33 kilometres (1.45 miles) to the west and the Great Cambridge Road (A10) being 2.56 kilometres (1.55 miles) to the east. Access to public transport is good with Watton-at-Stone National Railway Station located circa 5.0 kilometres (3.0 miles) to the west of the property, which provides frequent services to Stevenage (7 minutes journey time) and Letchworth Garden City (19 minutes journey time) to the north and frequent services into Londons Moorgate (51 minutes journey time) to the south.

**2017 Rateable Value** £12750.00

**Estimated Rates Payable** £1530 per annum

**Service Charge p.a.** n/a

**Terms** Freehold for sale with vacant possession

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** East Herts District Council

**Viewings:** By prior appointment with joint sole agents: Gilmartin Ley, telephone 020 8882 0111 & Mullucks, telephone 01279 755400

**Further information at:** <http://www.gilmartinley.co.uk/properties/27621>  
Proposed Floor Plan 3 bedroom + study layout  
Offer Requirements Document  
Transport Assessment  
Design and Access Statement  
Decision Notice  
Proposed Elevations  
Proposed Floor Plan 4 bedroom + study layout  
Proposed Site Layout  
Existing Elevations  
Existing Floor and Roof Plan  
Existing site layout  
Location plan  
Energy Performance Certificate

**Last Updated:** 07 Feb 2020

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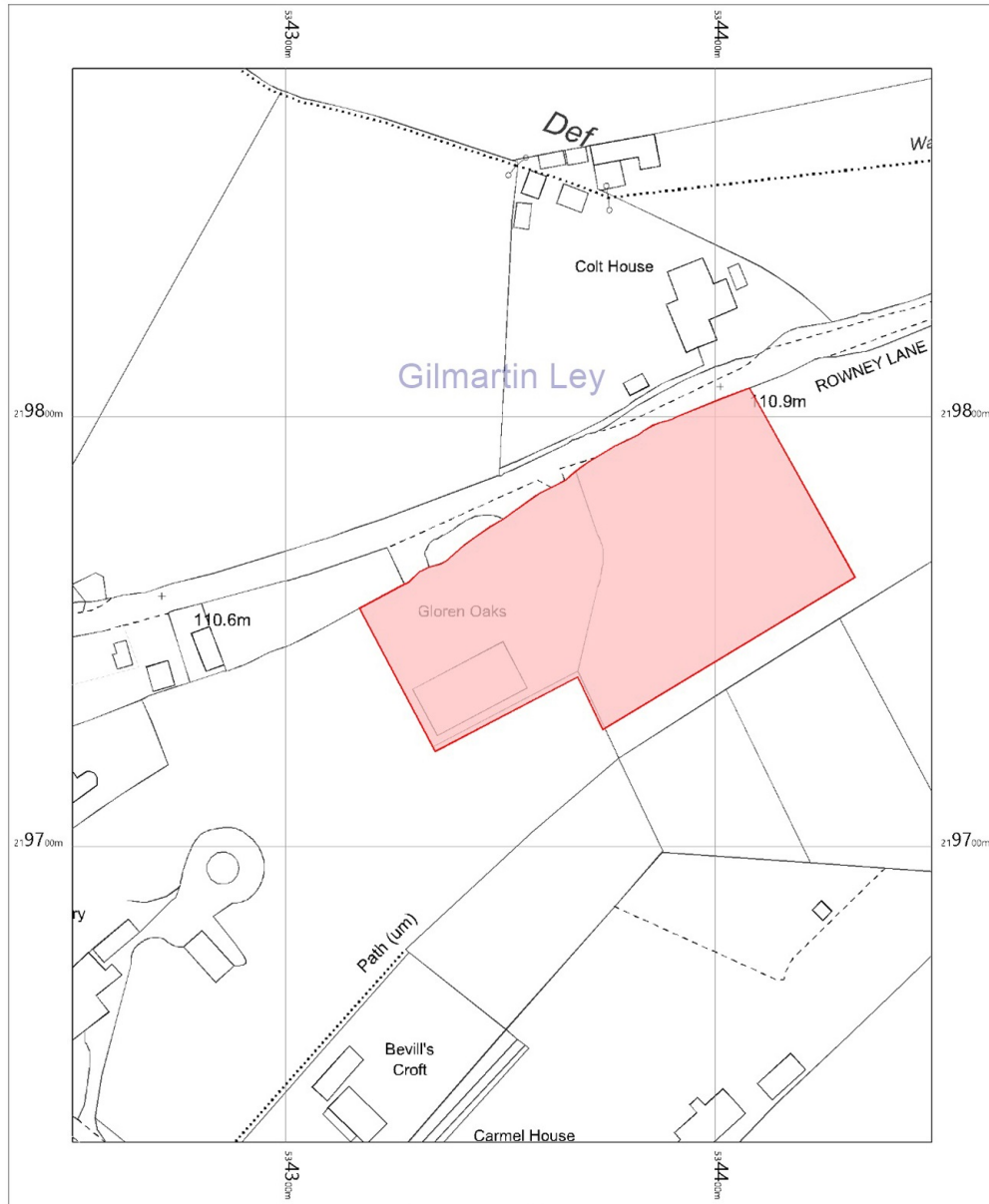


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