



Langley Lodge Barn

KINGS LANGLEY, HERTFORDSHIRE



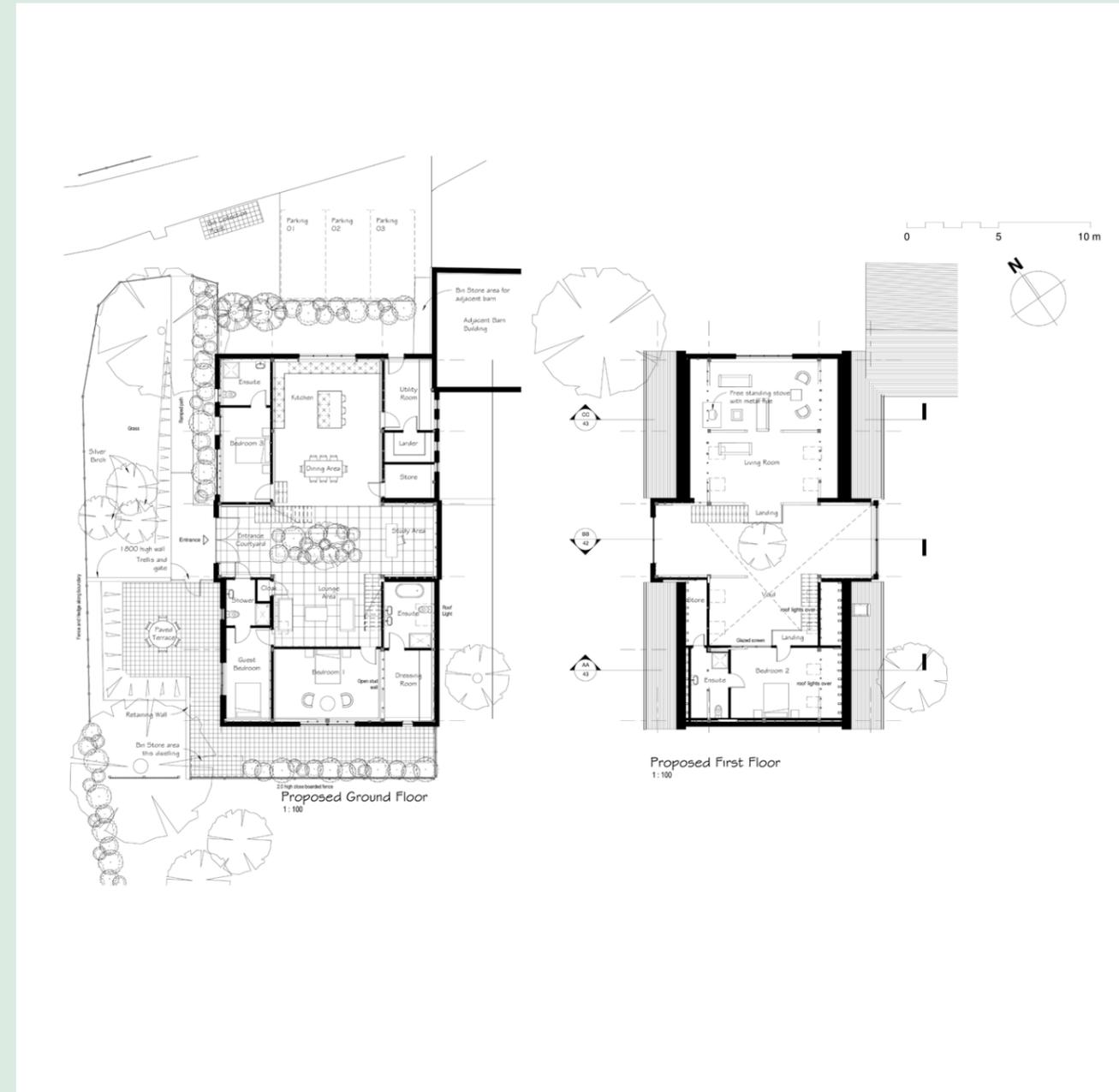
Carter Jonas

**LANGLEY LODGE BARN
LANGLEY LODGE LANE
KINGS LANGLEY
HERTFORDSHIRE
WD4 8QN**

**Attractive rural barn with
planning permission for
4-bed residential conversion.**

Langley Lodge Barn comprises a 2,482 sq ft (230.6 sq m) Grade II listed barn situated in a private, rural location on the outskirts of the village of Kings Langley. The property provides excellent opportunity for development with planning consent granted for a 4-bed family home extending to 3,238 sq ft (300 sq m) (20/02633/FUL).

For sale by Private Treaty.



PROPERTY

An exciting opportunity to acquire a Grade II listed barn situated on a private lane with planning permission for a four-bed family home extending to 3,238 sq ft (300 sq m). The property benefits from rural views across surrounding farmland and within easy reach of transport links and shopping facilities. The well-considered design provides versatile living accommodation which is sympathetic to the character of the building incorporating landscaped terrace areas and off-road parking for several vehicles. This amazing opportunity will allow the new owner to fit out the property to their exact specification and to create a truly bespoke home.

LOCATION

The property is situated on a private road on the outskirts of the village of Kings Langley, with close access to major roads (M25 1 mile). Kings Langley station is 1.5 miles away with direct trains to London Euston (25 minutes). Watford (4.5 miles) and Hemel Hempstead (6 miles) provide extensive shopping and leisure facilities.

AMENITIES

There are a number of highly-regarded schools for both private and state education.

METHOD OF SALE

For sale by Private Treaty.

PLANNING

The property has planning permission for conversion to a 4-bed residential property. Further details and plans can be found on Decorum Borough Council website under: 20/02634/LBC and 20/02633/FUL. The purchaser will have the right to use the design and plans obtained by the seller.

COMMUNITY INFRASTRUCTURE LEVY

The purchaser will be responsible for settling the CIL liability of £24,162.40 on implementation of planning permission 20/02633/FUL. Further details can be obtained from the selling agents.

CLAWBACK

The Purchaser must pay the Seller 50% of any difference between the original sale price and the price achieved by the buyer on a subsequent sale if the site is sold (in an undeveloped state). This applies within two years of the date of the original sale Completion. Clawback will be secured via a restriction on Title.

FIXTURES & FITTINGS

The scaffolding support structure which is supporting the southern part of the roof will be transferred to the buyer upon completion. The purchaser will be responsible for the hire cost of £71 + VAT per week.

SERVICES

The buyer is advised to make their own investigations, however we understand that the barn has mains water and electricity connections, and there is foul drainage in the roadway to the immediate north.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to the benefits of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easement and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

There is a right of access over Langley Lodge Lane. The purchaser will be responsible for a share of the repair and maintenance costs, further details can be provided by the selling agents.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

LOCAL AUTHORITIES

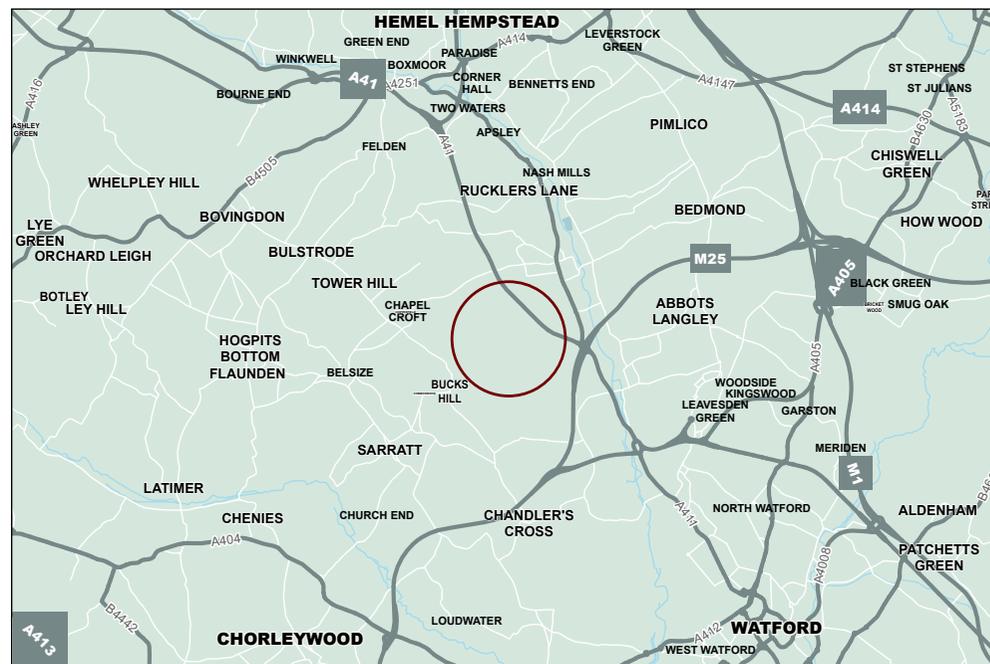
Dacorum Borough Council
www.dacorum.gov.uk

VIEWINGS

Interested parties may view the property upon appointment only and accompanied by the selling agent with details to hand.

DIRECTIONS

From junction 20 of the M25, take the A4251/ Watford Road exit towards Kings Langley. After 100 metres turn left onto Langley Lodge Lane. After crossing the A41, continue up the lane for 0.4 miles and turn right at the fork, the property is on the left, as shown by the agents for sale board.



OXFORD

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IMPORTANT INFORMATION

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