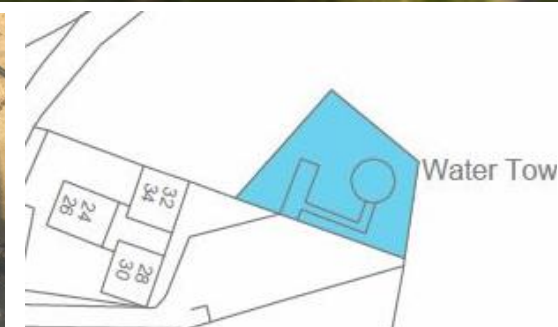


01622 609905



**DALCOUR
MACLAREN**

Tonwell Water Tower, Temple Lane, Tonwell



FORMER WATER TOWER WITH POTENTIAL

0.10 Acres (0.04 Hectares)

**Freehold: Offers in excess
of £30,000**

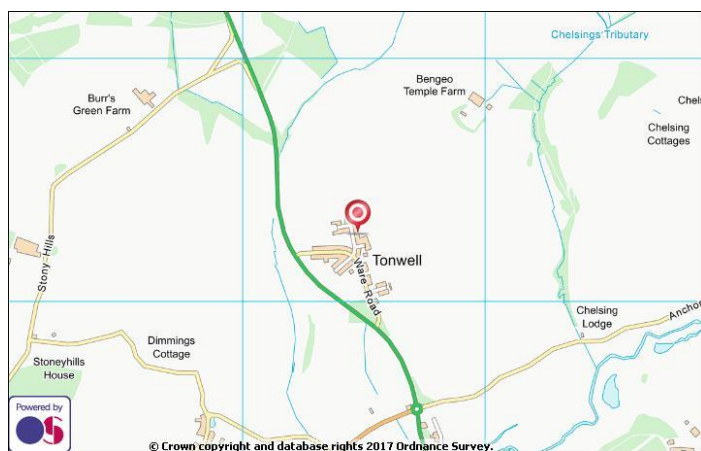
- Attractive Rural location
- Grade II listed tower
- Potential for conversion

Tonwell Water Tower, Temple Lane, Tonwell, SG12 0HP

Location

The property is located in the village of Tonwell, approximately 2.8 miles north west of Ware, 3.5 miles north of Hertford and 9.5 miles south east of Stevenage.

The land is situated on the north eastern outskirts of the village on the east side of Temple Lane. Adjacent to the property on its south boundary are residential dwellings and on all other sides is farmland.



Description

The property comprises a former water tower on a site of approx 0.1 acres. The water tower has been designated as a Grade II listed property. At ground level the site is mainly laid to grass, and is fenced with chain link panels.

Restrictive Covenants

There will be restrictive covenants included within the sale contract to protect contamination of the water aquifer. Further details are available from the agent.

Terms

The property is available freehold with vacant possession.

EPC

The property is likely to be developed and is therefore exempt from the EPC regulations.

Business Rates

The property has not been assessed for Business Rates purposes.

Legal Costs

Each party is to be responsible for their own legal costs.

Planning

The property may be suitable for conversion to residential accommodation, subject to obtaining the usual planning consents.

We have obtained feedback to a pre-application request and have received a positive response for a potential conversion of the property to residential. Further details are available from agent.



Price

We are instructed to seek offers in excess of £30,000.

Finance Act 1989

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Purchasers should satisfy themselves independently as to VAT in respect of any transaction.

Viewings

Strictly by appointment through the sole agents.

Dalcour Maclaren

Tom Seckington

01622 609905

07557 651210

Richard Sabin

01622 609905

Details created April 2018

Legal Notice: Dalcour Maclaren and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of any offer or contract (ii) No person in the employment of or agent of or consultant to Dalcour Maclaren has any authority to make or give any statements or representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.

Rights of Way and Easements: The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied and other rights, obligations, easements, quasi-easements and restrictive covenants or all existing and proposed wayleaves whether referred to in these particulars or not.