

An aerial photograph of a rural landscape in Hertfordshire, England. The scene is dominated by a patchwork of green and brown agricultural fields, separated by hedgerows and roads. In the center, a small village or hamlet is visible with several buildings and trees. A specific area of land, a paddock, is highlighted with a red outline. A white box with a thin black border is overlaid in the upper center of the image, containing the company logo and contact information.


VANTAGE
LAND
01727 701303

Land for Sale

CHEYNES Paddock, COTTERED, HERTFORDSHIRE
LAND FOR SALE ON WARREN LANE IN COTTERED, BUNTINGFORD, SG9 9QG

AN ENCLOSED Paddock WITH A PRIVATE ENTRANCE CLOSE TO GREENFIELD DEVELOPMENT

This is an extremely desirable opportunity for you to own a parcel of grazing land in a highly sought-after location.

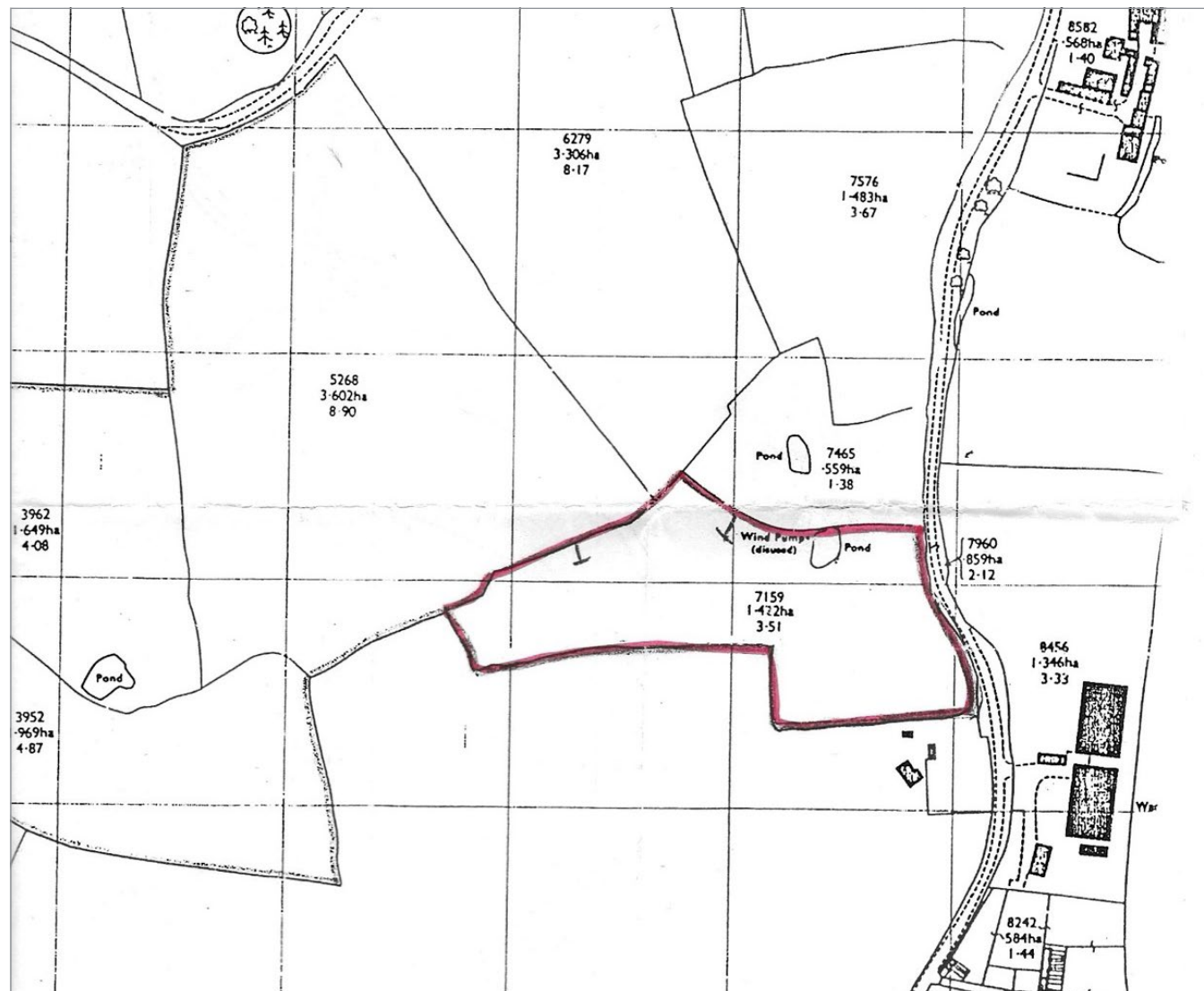
Cheynes Paddock measures 3.54 acres and enjoys road frontage onto Warren Lane from where it benefits from it's own private gated entrance.

The land is flat and enclosed by an established treeline & shrubbery border, providing good privacy and attractive boundaries. There is pond on the northern boundary.

Pleasantly situated on the southern edge of the popular village of Cottered, the land lies close to Buntingford and excellent transport links.

The land is currently suitable for a variety of recreational and amenity uses, subject to any necessary consents. For those with equestrian interests, the site borders a footpath to the south that connects to a bridleway offering extensive outriding.

The land could also offer some development potential as a parcel of Greenfield land on the same road to the north has recently been granted planning permission for 4 large detached houses.



Size

Guide Price

3.54 acres

£110,000



LOCATION

- ◆ 2.8 miles to Buntingford
- ◆ 5.6 miles to Stevenage
- ◆ 6.7 miles to Letchworth Garden City
- ◆ 7.8 miles to Royston
- ◆ 8.3 miles to Hitchin
- ◆ 9.2 miles to Ware
- ◆ 9.9 miles to Hertford

The land lies on the southern edge of Cottered, a popular and affluent village with a thriving local community. The village includes a charming public house/restaurant, excellent village hall and a cricket pitch.

Everyday amenities are available in the nearby town of Buntingford. Its vibrant High Street is home to independent shops, cafés, pubs and restaurants.

The larger towns of Stevenage, Letchworth Garden City & Hitchin are all within easy reach, providing more extensive retail, dining and leisure facilities.

TRANSPORT LINKS

- ◆ 0.4 miles to the A507
- ◆ 2.4 miles to the A10
- ◆ 5.3 miles to the A1(M)
- ◆ 5.9 miles to Stevenage Train Station *
- ◆ 13.4 miles to London Luton Airport
- ◆ 14.8 miles to London Stansted Airport

Transport connections are excellent. The nearby A507 links to the A10 and A1(M), connecting the land to Cambridge, the M25 & London.

Additionally, mainline rail services from Stevenage provide direct travel to London St Pancras International in under half an hour.

For international travel, both London Luton Airport and London Stansted Airport are within easy reach.

- * Journey Times: 28 mins to London St Pancras International; 40 mins to Cambridge

LOCAL DEVELOPMENT

Just 0.3 miles to the north of the land for sale, a 1.27 acre parcel of Greenfield land on Warren Lane was granted planning permission for 4 large detached houses under Planning Ref. [3/22/1830/FUL](#) in May 2024.

This parcel of land was put on the open-market for £1,200,000 and has subsequently sold.

LOCAL AUTHORITY

East Hertfordshire District Council
www.eastherts.gov.uk

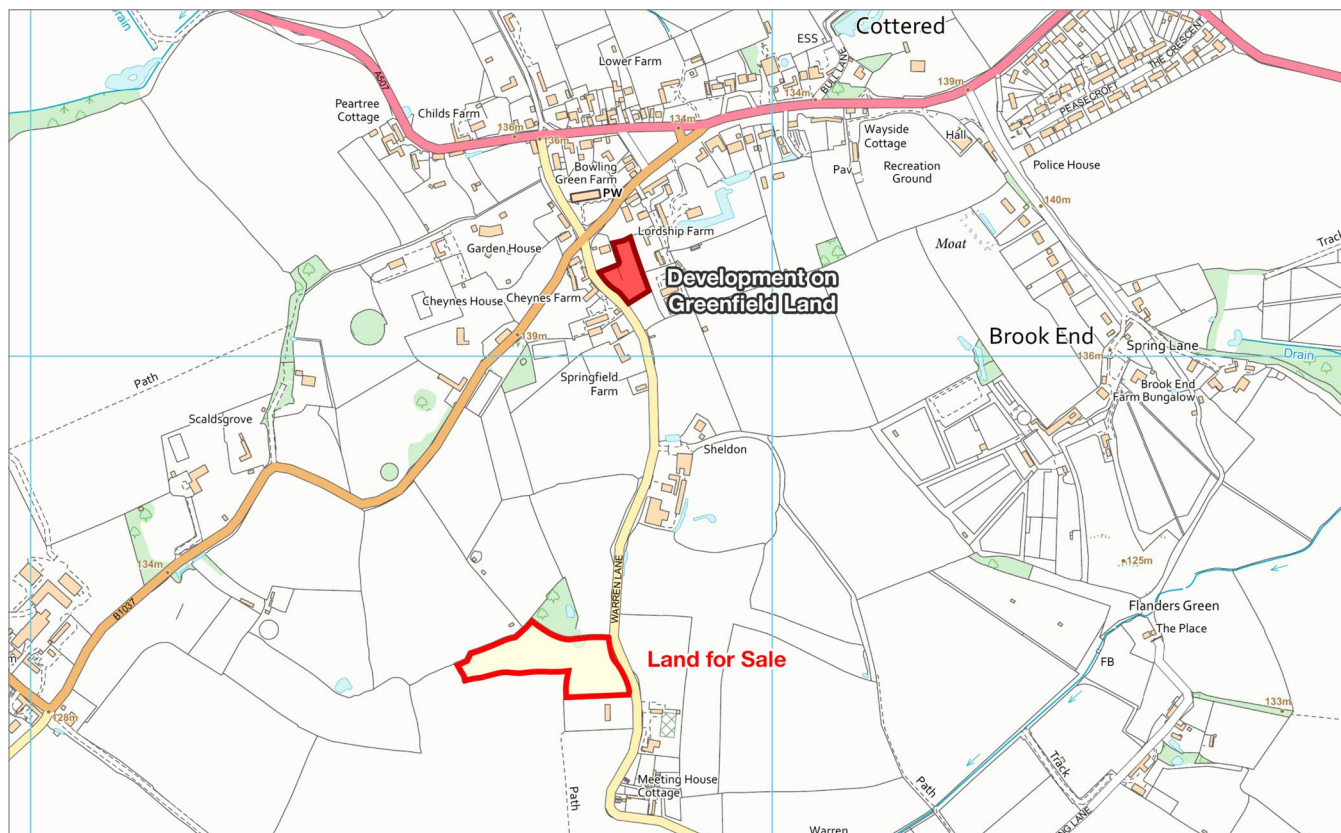
PROPERTY PRICES

The land is situated within an extremely affluent area. Property prices in Coterred are 85% above the county average and **177% above** the national average (*Source: Zoopla*).

These premium prices reflect the desirability of the area as a place to live and own property – including land.

LAND DESIGNATION

The land is Greenfield. Any development or change of use would be subject to the appropriate permission.



PLANNING HISTORY

Part of the land was refused planning permission for the erection of a five bedroom detached house in Feb 2022 (Planning Ref. 3/21/2311/FUL).

There are no current planning applications on the land.

LAND VALUES

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by the fact that **over the past five years, land values have risen by 25%** outperforming the residential property market.



The land benefits from private gated access on Warren Lane.

METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.

ACCESS

The benefits from 90m of road frontage onto Warren Lane, where the land enjoys direct, private access via a gated entrance.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The gated entrance on Warren Lane can be found here – [///clapper.careful.glove](https://clapper.careful.glove)

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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