



## BUILDING PLOT 3 Meads Lane, Wheathampstead, AL4 8BZ

An opportunity to acquire a building plot with consent to build a 5 bedroom detached house on three levels, with a garden that backs the picturesque river Lea. A copy of the planning consent and associated documentation can be found on the St Albans District Council planning portal quoting reference: 5/2021/3607. Our client tells us that he has made what is described as a 'significant' start, which means that the usual 3 year limitation to a planning consent doesn't apply as works have commenced.

**Guide price £475,000**

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- Planning consent to build a single detached house on three levels
- Desirable 'riverside' setting and close to the Meads recreational park
- Wheathampstead features a good selection of shops, bars and restaurants, together with STAHS Prep school
- KWS Secondary School 2.1 miles, Harpenden Station 3.7 miles, St Albans City Centre 4.8 miles

## GROUND FLOOR

Entrance Hall

Cloakroom/WC

Living Room

16'2 x 9'8 (4.93m x 2.95m)

Dining Room

11'9 x 9'5 (3.58m x 2.87m)

Kitchen/Dining/Family Room

23'6 x 16'10 max (7.16m x 5.13m max)

## FIRST FLOOR

Landing

Principal Bedroom

13' x 13'1 (3.96m x 3.99m)

En Suite Shower Room

Bedroom Three

13' x 10'4 (3.96m x 3.15m)

Bedroom Four

10'3 x 9'5 (3.12m x 2.87m)

Family Bathroom

Laundry Room

## SECOND FLOOR

Landing incorporating Study area

Bedroom Two

15'7 x 10'11 (4.75m x 3.33m)

Bedroom Five

12'4 x 8'4 max (3.76m x 2.54m max)

## EXTERNALLY

Rear Garden

Off Street Parking



[Directions](#)



# Floor Plan



Total area: approx. 175.9 sq. metres (1893.6 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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