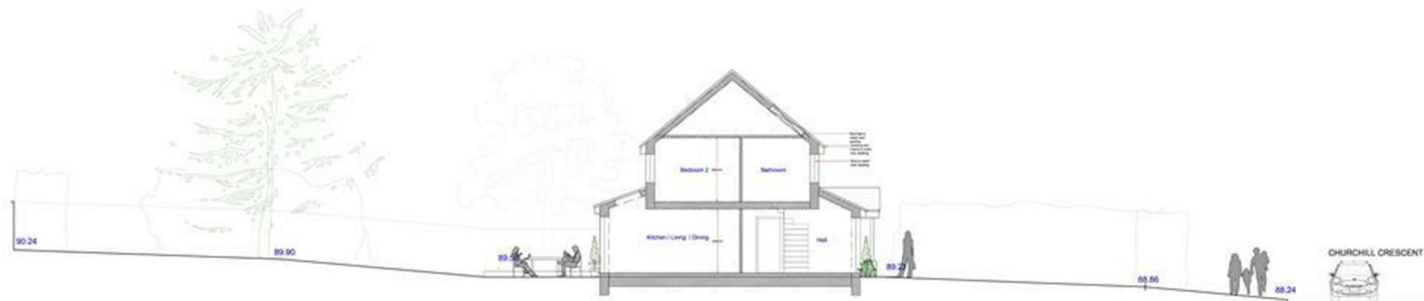




PROPOSED STREET SCENE ELEVATION
SCALE 1:50 @ A1



PROPOSED SITE SECTION
SCALE 1:100 @ A1

GENERAL NOTES	REV. DATE REVISIONS	REV. DATE REVISIONS	REV. DATE REVISIONS	CLIENT: ANDREW AND ANDROULLA MILLER ADDRESS: 12 CHURCHILL CRES, NORTH MORRIS, WELHAM GREEN, HATFIELD AL9 7DQ	PROJECT: PROPOSED NEW BUILD DWELLING	83 High Street, Caterham, Surrey CR3 5UF
1. DO NOT SCALE FROM THIS DRAWING UNLESS FOR PLANNING PURPOSES	1. P. 30024 ISSUED PRELIMINARY TO CLIENT					

Churchill Crescent, Welham Green,, AL9 7DQ

£245,000



3



1



1

Land @ Churchill Crescent, Welham Green

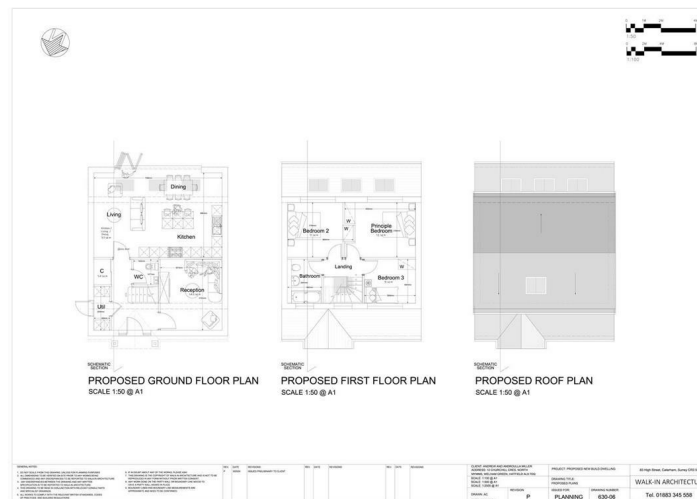
For sale with full planning consent granted for a three bedroom detached family home with off street parking and a private garden..

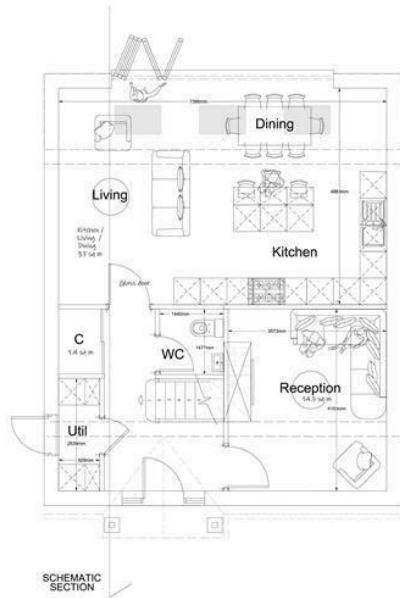
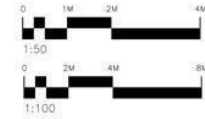
A rare opportunity to purchase a residential building plot with full planning consent granted for a detached house, within a short walk of the train station, village centre and school.

Offering a fabulous opportunity for developers and self builders, plots like these don't come to the market often available and is unlikely to be available for long.

Planning Ref: 6/2024/1203/FULL

Please call Duncan Duffy on 01707 270777 for further details.

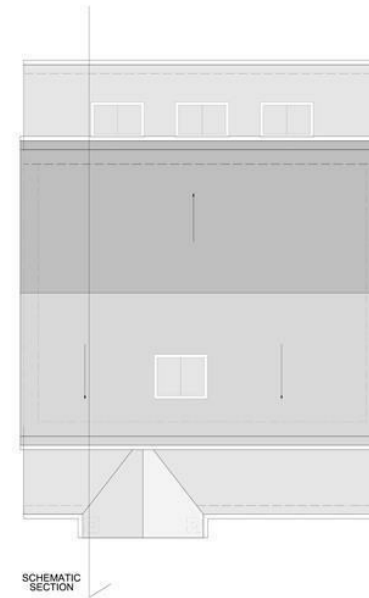




PROPOSED GROUND FLOOR PLAN
SCALE 1:50 @ A1



PROPOSED FIRST FLOOR PLAN
SCALE 1:50 @ A1



PROPOSED ROOF PLAN
SCALE 1:50 @ A1

GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING UNLESS FOR PLANNING PURPOSES
- ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO ANY WORKS BEING COMMENCED AND ANY DISCREPANCIES TO BE REPORTED TO WALK-IN ARCHITECTURE
- ANY DISCREPANCIES BETWEEN THE DRAWING AND ANY WRITTEN SPECIFICATIONS TO BE REPORTED TO WALK-IN ARCHITECTURE
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- ALL WORKS TO COMPLY WITH THE RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND BUILDING REGULATIONS
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- ANY WORK DONE ON THE PARTY WALL OR BOUNDARY LINE NEEDS TO HAVE A PARTY WALL AWARD IN PLACE
- BOUNDARY LINES AND BOUNDARY LINE MEASUREMENTS ARE APPROXIMATE AND NEED TO BE CONFIRMED

REV. #	DATE	REVISIONS	REV. #	DATE	REVISIONS	REV. #	DATE	REVISIONS
	30/05/24	ISSUED PRELIMINARY TO CLIENT						

CLIENT: ANDREW AND ANDROULLA MILLER
ADDRESS: 12 CHURCHILL CRESCENT, NORTH MYMMES, WELHAM GREEN, HATFIELD AL9 7QG
SCALE: 1:100 @ A1
SCALE: 1:500 @ A1
SCALE: 1:2500 @ A1

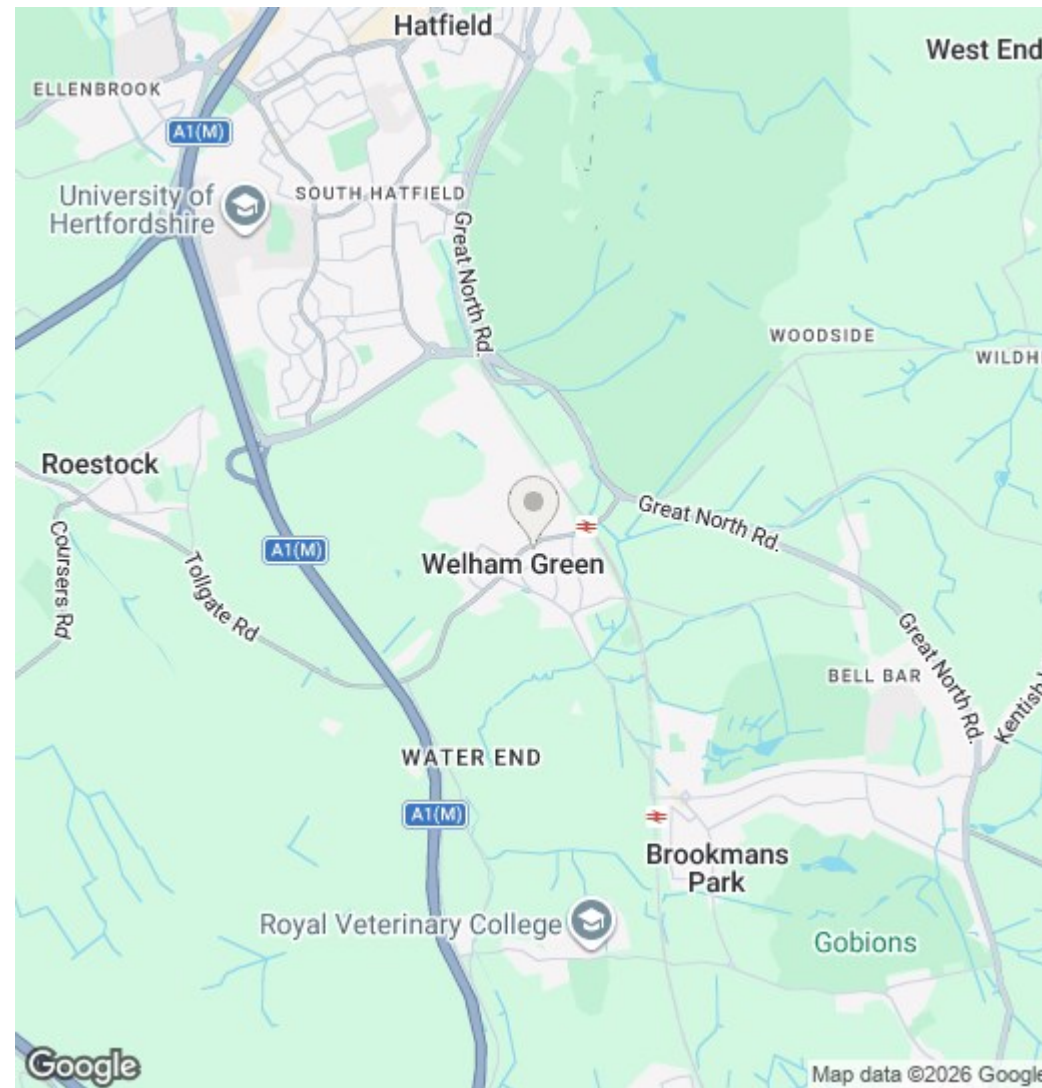
PROJECT: PROPOSED NEW BUILD DWELLING
83 High Street, Caterham, Surrey CR3 5JF
DRAWING TITLE: PROPOSED PLANS
ISSUED FOR: PLANNING
DRAWING NUMBER: 630-06

WALK-IN ARCHITECTURE
Tel. 01883 345 558
www.walkinarchitecture.com info@walkinarchitecture.com

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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01707 270777 | hatfield@matherestates.com