 2 Bedrooms

 1 Bathroom

 0 Receptions

 Paddock

 Off-Street

Freehold

Local Authority:
Dacorum Council



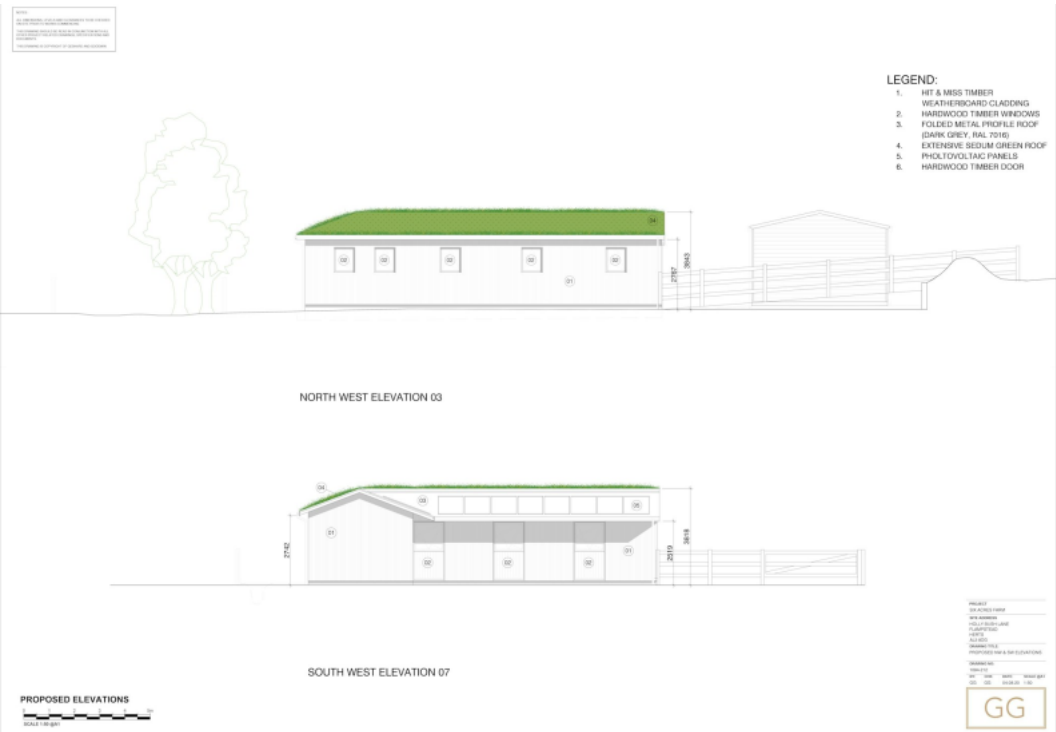
Unique opportunity to build a net carbon zero 2-bed single-storey home with detached barn/garage on 5+ acres of pasture.

Description

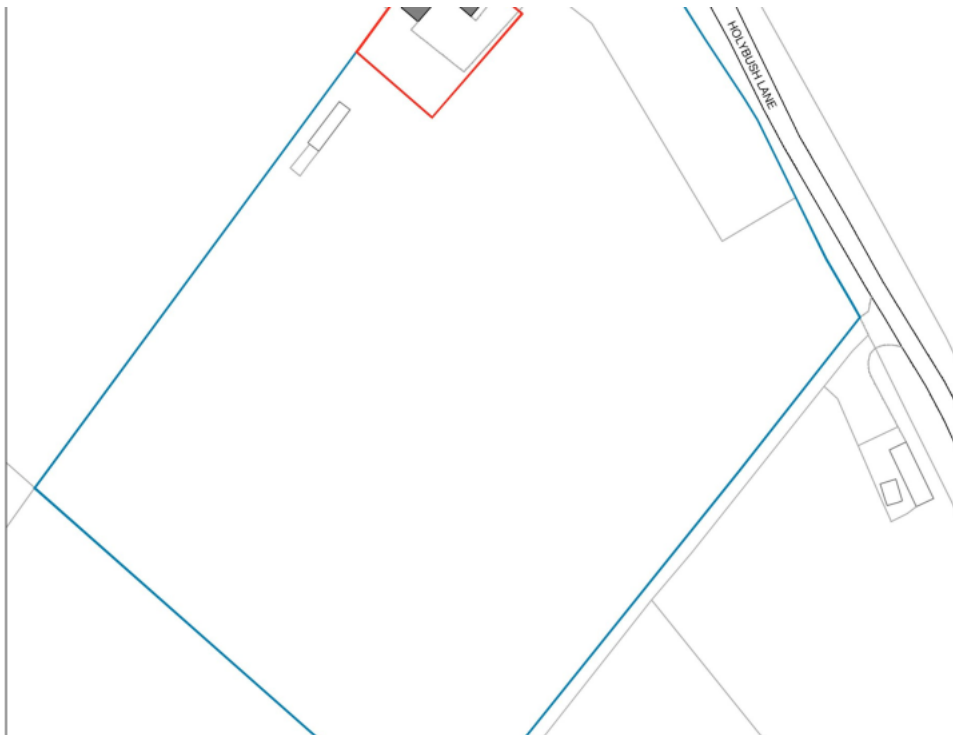
The property is designed to embrace its rural setting and minimise environmental impact with solar and battery storage, private drainage, and water harvesting. Planning granted in September 2021, viewable online Ref. 20/02464/FUL Dacorum borough council. Plans include a two-bedroom detached single-storey dwelling with sedum roofing and a separate storage barn/garage. The property lacks mains connections, utilising solar energy and electrical storage, with potential for ground or air source heating. Designed for high heat efficiency, this home is an exemplary model in cost minimisation and achieving net zero carbon emissions.

Location

Flamstead is a popular village with pubs, a shop, and nearby leisure facilities. Known for its summer Scarecrow festival, it has excellent road (M1 - 2 miles), rail (Harpenden 15 mins by car), and air links (Luton Airport 20 mins by car).



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.





NOTES

ALL DIMENSIONS, LEVELS AND CLEARANCES TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER PROJECT RELATED DRAWINGS, SPECIFICATIONS AND DOCUMENTS

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NEW SUNKEN
SEPTIC TANK

APPROVED BARN
(UNDER CONSTRUCTION)

NEW TIMBER
GATE

LINE OF NEW
TIMBER FENCE
@ 2M (h)

NEW TIMBER
GATE \

PARKING

PARKING

LINE OF ROOF OVER

LIVING ROOM

KITCHEN
DINING

BEDROOM 01

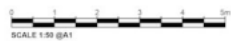
BEDROOM
02

BATHROOM

AMENITY
SPACE

DOMESTIC
BORE HOLE.
LOCATION TBC

GROUND FLOOR PLAN



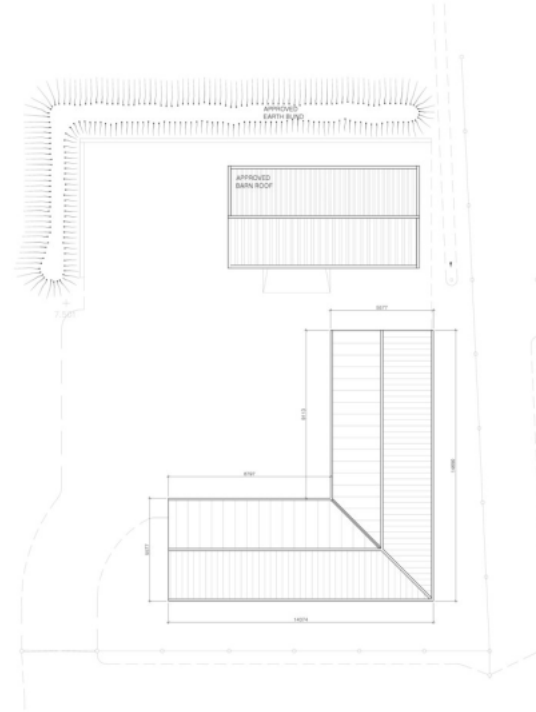
8	02/21	Updated Information Added	
Rev.	Date	Notes	
PLANNING			
PROJECT			
SIX ACRES FARM			
SITE ADDRESS			
HOLLY BUSH LANE			
FLAMPSTEAD			
HERTS			
AL3 8DG			
DRAWING TITLE:			
PROPOSED GROUND FLOOR PLAN			
DRAWING NO:			
1084-G01			
BY:	CHK:	DATE:	SCALE: @A1
GG	GG	04.08.20	1:50

GG

NOTES:
ALL DIMENSIONS, LEVELS AND CO-ORDINATES TO BE CHECKED
AND CORRECTED TO MATCH CONSTRUCTION
THIS DRAWING IS TO BE USED IN CONSTRUCTION ONLY
AND IS NOT TO BE USED FOR ANY OTHER PURPOSES
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GROUND FLOOR PLAN



ROOF PLAN



DRAWING INFORMATION	
PROJECT	
SUN ACRES FARM	
SITE ADDRESS	
HOLLY BUSH LANE	
PLAISTED	
HOLLY BUSH	
ALB HEDS	
DRAWING TITLE	
EXISTING FLOOR PLANS	
DRAWING NO.	
1004-011	
DATE	SCALE
04.08.20	1:100
GG	

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.