



2 Bedrooms



1 Bathroom



0 Receptions



Paddock



Off-Street

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Freehold

Local Authority:  
Dacorum Council



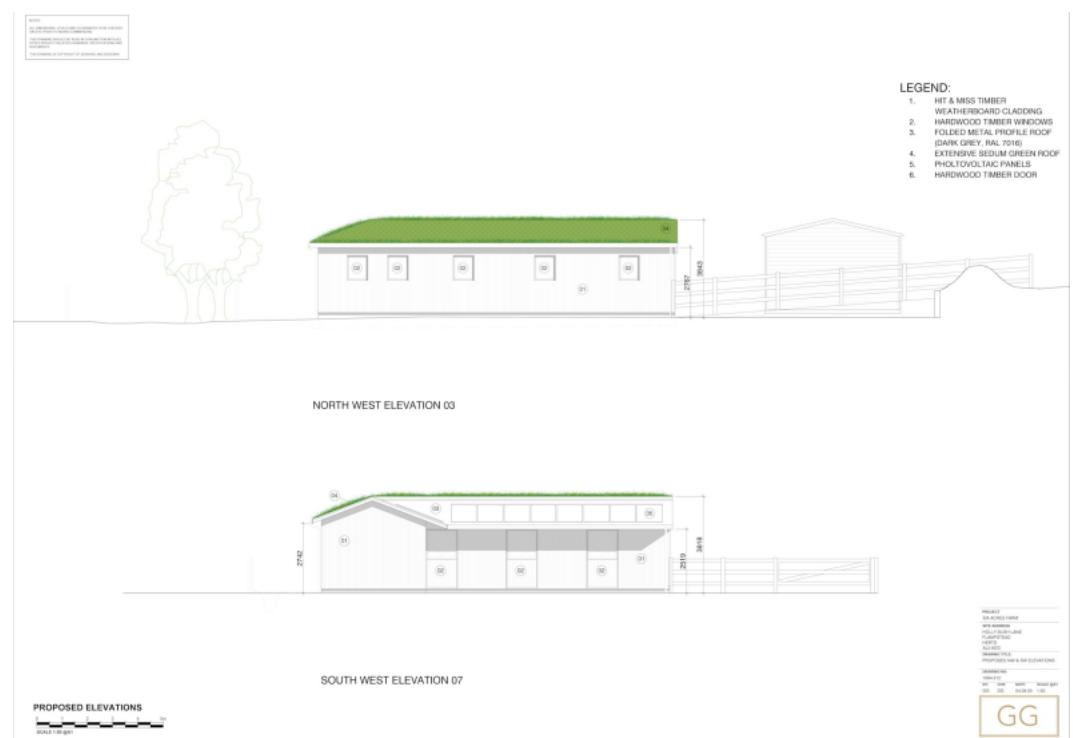
Unique opportunity to build a net carbon zero 2-bed single-storey home with detached barn/garage on 5+ acres of pasture.

## Description

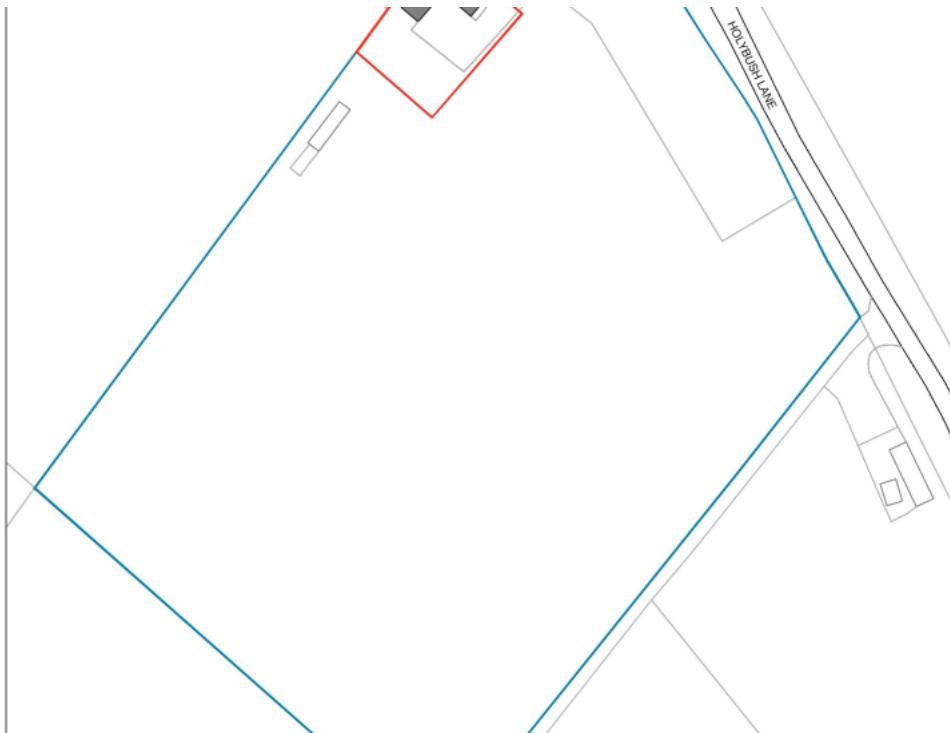
The property is designed to embrace its rural setting and minimise environmental impact with solar and battery storage, private drainage, and water harvesting. Planning granted in September 2021, viewable online Ref. 20/02464/FUL Dacorum borough council. Plans include a two-bedroom detached single-storey 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 (Harpden 15 mins by car), and air links (Luton Airport 20 mins by car).



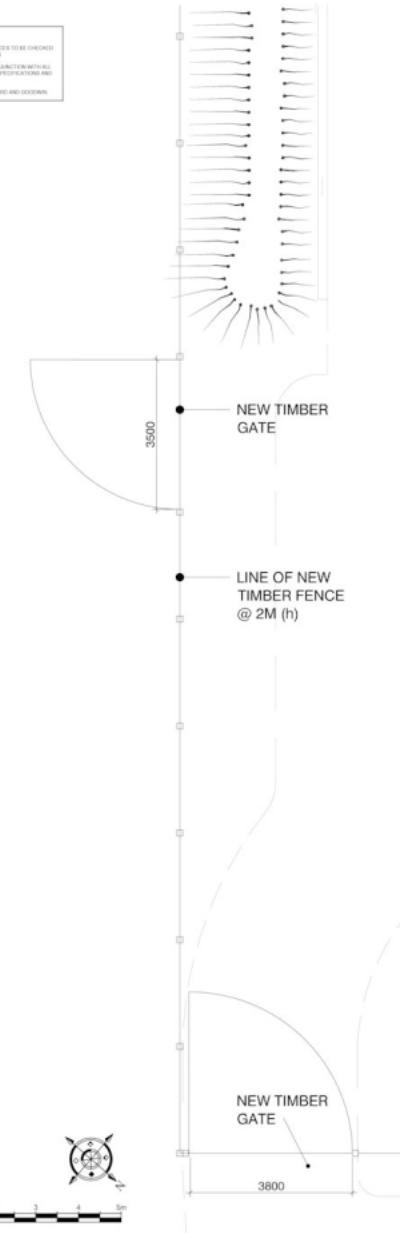
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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





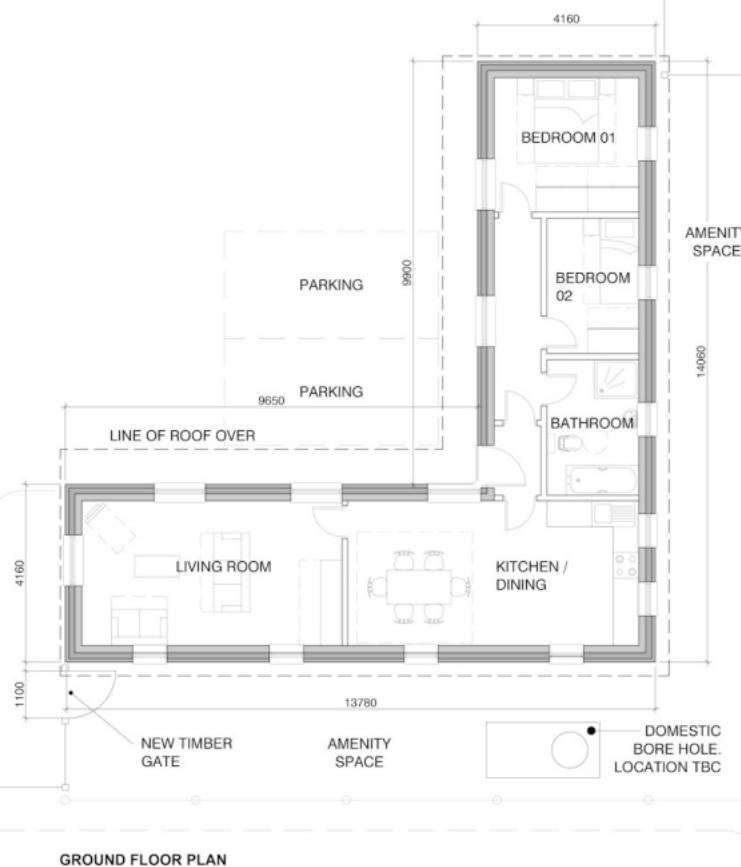
NOTES:  
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SCALE 1:50 @A1



NEW SUNKEN  
SEPTIC TANK

APPROVED BARN  
(UNDER CONSTRUCTION)



PLANNING

PROJECT: SIX ACRES FARM

SITE ADDRESS: HOLLY BUSH LANE, FLAMPTON, HERTS, AL5 9TG

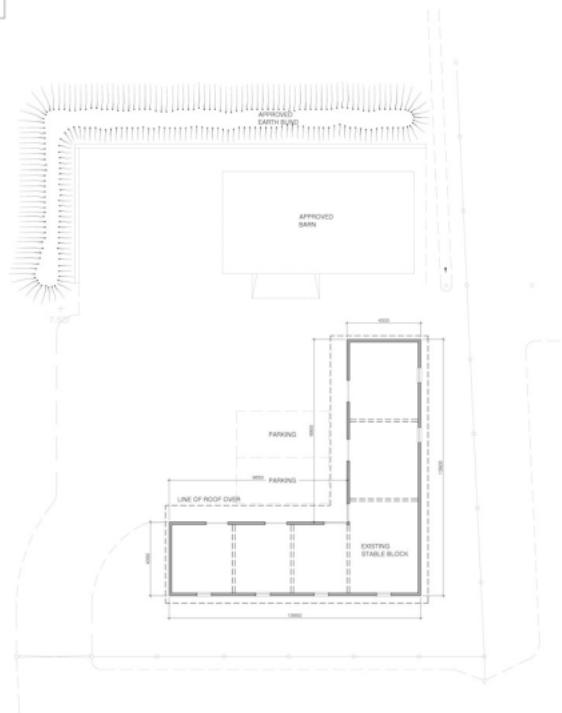
DRAWING TITLE: PROPOSED GROUND FLOOR PLAN

DRAWING NO: 1084-001

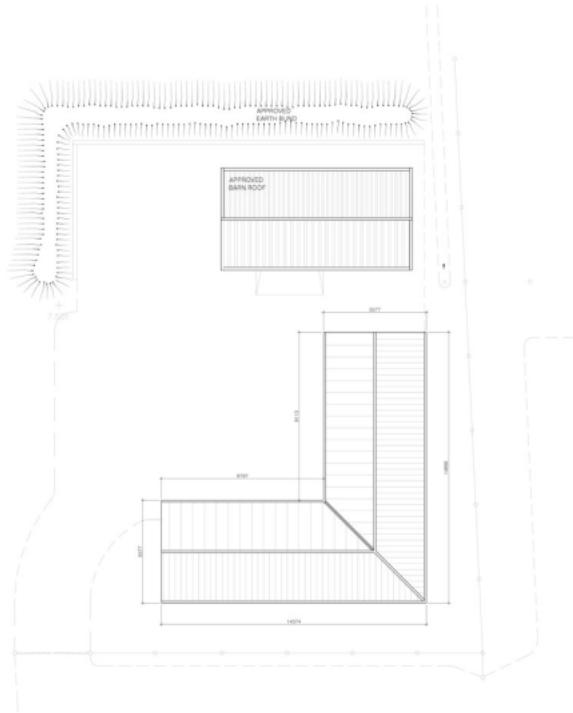
BY: GGD DATE: 04.08.20 SCALE: 1:50

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## GROUND FLOOR PLAN



## ROOF PLAN



PROJECT SIX ACRES FARM			
SITE ADDRESS HOLLY BUSH LANE PLUMMEY MEAD HERTS AL3 1DD			
DRAWING TITLE: EXISTING FLOOR PLANS			
DRAWING NO. 1004-011			
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