

Residential Development Opportunity

Lodge Farm, Woodside Green, Great Hallingbury,
Bishops Stortford, Essex, CM22 7UG

Summary

Lodge Farm is a collection of existing and proposed residential dwellings arising from the development of a former farmyard. The development offers opportunities for private buyers of individual properties as well as scope for a comprehensive redevelopment of the whole site.



The Property Available Includes:

- Semi Detached Cottage for Refurbishment
- Existing 4-bedroom Barn Conversion
- Traditional Barns with Consent for 4 Residential Units
- Modern Grain Store with Consent for 2 Residential Units
- Modern Dutch Barn for Commercial Use with Scope for Development (STPP)

Consideration will be given to:

- Individual acquisition of parts
- Sale of the whole for comprehensive development

Viewings Strictly by Appointment
All Inquiries to Whirledge and Nott
Paul Walker / Amy Randall
01245 231123

**Whirledge
& Nott**

Land • Property • Development

2 Monkswood Cottage

- Guide Price £485,000
- Dwelling Approximate GIA: 88 sqm / 947 sqft
- Outbuildings approximate GIA: 64.4 sqm / 693 sqft



Monkswood Cottage sits adjacent to and overlooks National Trust common land.

This is a period (unlisted) semi-detached property extended to provide 4-bedrooms.

The cottage has an adjoining garden and substantial brick-built outbuildings /garaging.

The property needs modernisation throughout.

The property has independent electric and water supplies.

The Purchaser is required to update and relocate the existing shared septic tank, for which contributions from adjoining owners has been agreed.

This property may be of interest to individual homeowners, a builder or to a developer as part of the overall scheme.

[Link to details](#)

Barn Cottage

Guide Price £700,000

- Dwelling Approximate GIA: 156.5 sqm / 1684 sqft
- Outbuildings approximately 22.3 sqm / 240sqft



Barn Cottage is a deceptively large barn Grade II Listed barn conversion, offering extensive ground floor accommodation and 4 bedrooms to the first floor.

This property whilst currently habitable, would benefit from modernisation.

There is substantial garage and storage building include with front and rear gardens.

The Purchaser is required to contribute to the upgrading of the existing septic tank.

Once the adjoining development is completed this property will have shared access with 2 Monkswood Cottage.

This property may be of interest to individual homeowners looking to upgrade an existing barn conversion or to a developer as part of the overall scheme.

[Link to details](#)

Lodge Farm Traditional Barns

- Guide Price £1,000,000
- Plot Size:
- Existing GEA: 744 sqm / 8008 sqft
- Barn 1 – 2 bed – approx. 71 sqm / 766 sqft NIA
- Barn 2 – 3 bed – approx. 256 sqm / 2761 sqft NIA
- Barn 3 – 3 bed – approx. 133 sqm / 1443 sqft NIA
- Barn 4 – 4 bed – approx. 339 sqm / 3656 sqft NIA



An existing range of Listed traditional timber framed farm buildings with planning consent to be converted to 4 residential units.

The Vendor will install a new service road, which will create new access to these properties.

The Purchaser will install new water, electric and foul water services.

[Link to Details](#)

Lodge Farm Grain Stores

- Guide Price £800,000
- Plot size:
- Existing GEA: 355.25 sqm / 3824 sqft
- Proposed Accommodation:
- 1x 4–5-bedroom dwelling
- 1x 4–5-bedroom dwelling



The existing grain stores have permitted development rights confirmed for conversion to 2 substantial modern dwellings with countryside views.

The Vendor will install a new service road, which will create new access to these properties.

The Purchaser will install new water, electric and foul water services.

[Link to details](#)

Lodge Farm Dutch Barn

- Fixed Price £250,000
- Existing GEA: 555.75 sqm / 5971 sqft

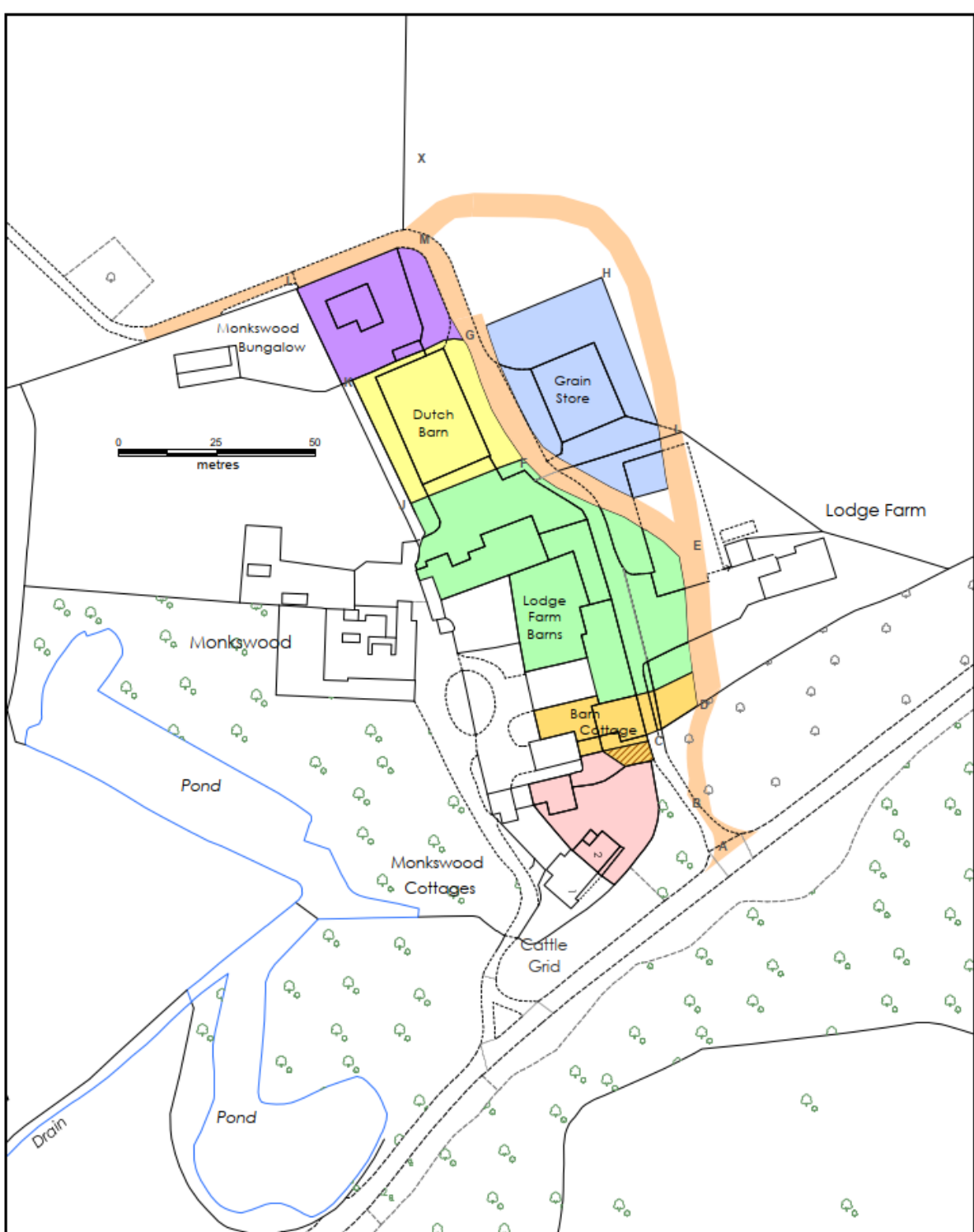
The existing modern, steel-framed Dutch Barn has no planning consent. This is available to purchase with the Traditional Barns or the Grain Store.

The Dutch Barn will be sold subject to an overage requiring a further payment of £85,000 per residential unit, if planning consent is obtained within the next 10 years.

The existing right of way granted by the National Trust is for agricultural and commercial use only. The Purchaser will need to agree terms with the National Trust if the Dutch Barn is to be converted to dwellings.

[Link to Details](#)





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Location TL 523 185
Scale 1:1,250 @ A4
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