



Residential Development: Great Hallingbury

**Guide Price
£1,000,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Lodge Farm Traditional Barns consist of a range of Grade II listed, traditional timber framed and clad with planning permission granted for conversion to a 4 residential dwellings, that will provide approximately 800 sqm / 8619 sqft of internal accommodation.

Planning Ref: UTT/19/0388

Further property is available for sale at this location. Please see the attached Development Summary.

DETAILS

DESCRIPTION

Lodge Farm Traditional Barns consist of a range of Grade II listed, traditional timber framed and clad with planning permission for conversion to a 4 residential dwellings, that will provide approximately 800 sqm / 8619 sqft of internal accommodation. **Planning Ref: UTT/19/0388**

LOCATION

Lodge Farm is located east of Woodside Green on the edge of Hatfield

Forest, approximately 3 miles from Bishops Stortford. Approached over National Trust owned common land, the property is formed from a range of traditional and modern farm buildings.

POSTCODE & WHAT3WORDS

The postcode for the property is CM22 7UG.

The What3Words location is: [///presented.puddings.ponies](https://www.what3words.com/presented-puddings-ponies)

ACCESS

Access to the property is via a private driveway from the highway over National Trust owned common land.

A new drive is to be installed by the Vendor to be utilised for access to the retained farmhouse, dwelling, farmland and the proposed development; subject to the Purchaser making a reasonable contribution towards future maintenance.

Further details of the access provision is available from the selling agent.

THE BUILDINGS

- Unit 1 - 2 Bedroom single storey dwelling - approximately 71 sqm / 766 sqft NIA
- Unit 2 - 3 / 4 Bedroom two storey dwelling - approximately 256 sqm / 2761 sqft NIA
- Unit 3 - 3 Bedroom single storey dwelling - approximately 133 sqm / 1434 sqft NIA
- Unit 4 - 3 / 4 bedroom two storey dwelling - approximately 339 sqm / 3656 sqft

TOWN PLANNING

The property has been granted planning permission under reference **UTT/19/0388** for the Conversion of barns and agricultural buildings to 4 new Dwellings. Details of the decision notice and approved plans are available in the planning pack.

The Vendor is in the process of obtaining confirmation that the planning permission has been implemented.

BOUNDARIES

The Vendor will demark the proposed curtilage of the proposed dwellings. The Purchaser will fence and thereafter maintain a post and 3 rail fence with rabbit netting along the external boundaries.

OTHER AVAILABLE PROPERTY

Further property is available for sale at this location. Please see the attached Development Summary.

LEGAL

SERVICES

Prospective purchasers should make themselves aware of the availability of services for their proposed use.

The property is sold with the benefit of the existing metered water supply. The Purchaser will have the right to connect new services over the adjoining retained land for water, electric, telecoms and foul drainage.

WAYLEAVES AND EASEMENTS

The property is sold with all existing wayleaves and rights of access for maintenance, repair and replacement of existing services.

The Purchaser will have the right to connect new services over the adjoining retained land for water, electric, telecoms and foul drainage.

TENURE AND POSSESSION

The property will be sold with vacant possession on completion.