



Residential Development: Great Hallingbury

**Guide Price
£800,000**

CHELMSFORD OFFICE

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

01245 231123

Lodge Farm Grain Barn is a modern agricultural barn with permitted development rights to be converted to two residential units. Planning Reference: UTT/21/1406/PAQ3

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

DETAILS

DESCRIPTION

Lodge Farm Grain Barn is a modern, steel-framed and clad agricultural barn with Permitted Development Rights for conversion to two substantial dwellings with countryside views. **Planning Reference : UTT/21/1406/PAQ3**

LOCATION

Lodge Farm is located East of Woodside Green on the edge of Hatfield Forest with Bishops Stortford approximately 3 miles distant. Approached over National Trust owned common land, the Grain Barn sits to the rear of an existing farm yard with permission for development and enjoys far reaching views over open farmland towards Hatfield Forest.

POSTCODE & WHAT3WORDS

The postcode for the property is CM22 7UG.

The What3Words location is: [///presented.puddings.ponies](#)

ACCESS

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

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.

TOWN PLANNING

Permitted Development has been confirmed for the conversion of the barn to two dwellings under reference **UTT/21/1406/PAQ3**. Details of the decision notice and approved plans is available in the planning pack.

THE DWELLINGS

Each dwelling will provide:

- Entrance Hall
- Open plan kitchen, dining and living area
- Home Office / Play Room
- Cloakroom / WC
- 4 Bedrooms (2 en-suite)
- Family Bathroom

Extending in all to approximately 226 sqm / 2,432 sqft each.

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 PROPERTY AVAILABLE

- [2 Monkswood Cottage](#), a two bedroom semi detached property for refurbishment

- [Existing barn conversion](#) and traditional barns with planning permission to create a total of 5 dwellings
- [Dutch Barn](#) with scope for conversion subject to planning and other terms

LEGAL

SERVICES, WAYLEAVES & EASEMENTS

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

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

The Purchaser will provide their own water and electrical supply. They shall also provide their own foul drainage solution.

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

TENURE & POSSESSION

The property will be sold with vacant possession on completion.