Whirledge & Nott

Land • Property • Development

Farm Land: Cedar Farm, Bishop's Stortford

Offers in Excess of £695,000

RAYLEIGH OFFICE

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

01268 783377

Approximately 67.1 acres (27.2 hectares) Grade 2 arable land, historic parkland and woodland for sale in Great Hallingbury, Bishop's Stortford, including Cedar Farm holiday cabin.

Ideally located for a variety of uses including farming, equestrian, small holding, vines, grazing, amenity and possible long term opportunities (subject to relevant consents).

DETAILS

DESCRIPTION

Approximately 67 acres Grade 2 arable land, historic parkland and woodland with road frontage and access to Church Road, Great Hallingbury.

- Arable land extending to approximately 42.6 acres
- Woodland extending to approximately 14.36 acres
- Parkland extending to approximately 9.53 acres

RICS®

The property also includes Cedar Lodge, a timber-framed holiday cabin set within the woodland. The cabin benefits from a certificate of lawfulness for its existing use (UTT/14/0602/CLE).

The land offers the opportunity for a variety of uses including farming, equestrian, small holding, vines, grazing, amenity and possible long term opportunities (subject to relevant consents).

The property enjoys outstanding countryside views. The original driveway to Hallingbury Place Manor, which was demolished in the 1930s, remains visible, with a number of magnificent Cedar of Lebanon trees still standing.

LOCATION

Set in Great Hallingbury, the land south of Church Road lies approximately 2.3 miles south east of Bishop's Stortford and approximately 2.5 miles south west of Takeley, using straight line distances.

POSTCODE: CM22 7TS

TENURE

Freehold with vacant possession. Part of the land is currently subject to a grazing licence which will be terminated on sale.

TOWN & COUNTRY PLANNING

The local planning authority is Uttlesford District Council.

We understand that Cedar Lodge benefits from a Certificate of Lawfulness of Proposed Use or Development confirming its use as a holiday cabin.

Prospective purchasers must make their own inquiries as to the likelihood of obtaining planning consent for any proposed use.

RESTRICTIVE COVENANTS, EASEMENTS AND ROW

The land is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

The vendor will retain a right of access over the land between points A - C marked on the plan.

The vendor will also retain their existing right of access through East Lodge gardens from the highway to point B marked on the plan.

SERVICES

There are currently no services connected to the land. Prospective purchasers must make their own inquiries as to the suitability and availability of services. The cabin may be connected to a septic tank.

OVERAGE

The overage will not trigger if the holiday chalet is rebuilt, provided that the gross internal area does not exceed 1,400 sqft. The land will be sold subject to overage. The term of the overage will be 20 years. The seller will reserve 20% of any uplift in value resulting from implementable planning for uses other than horticulture, equestrian, forestry, and agriculture (except where such uses permit independent residential habitation).

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

Church Road, Bishop's Stortford, CM22

Approximate Area = 379 sq ft / 35.2 sq m

For identification only - Not to scale

CHALET

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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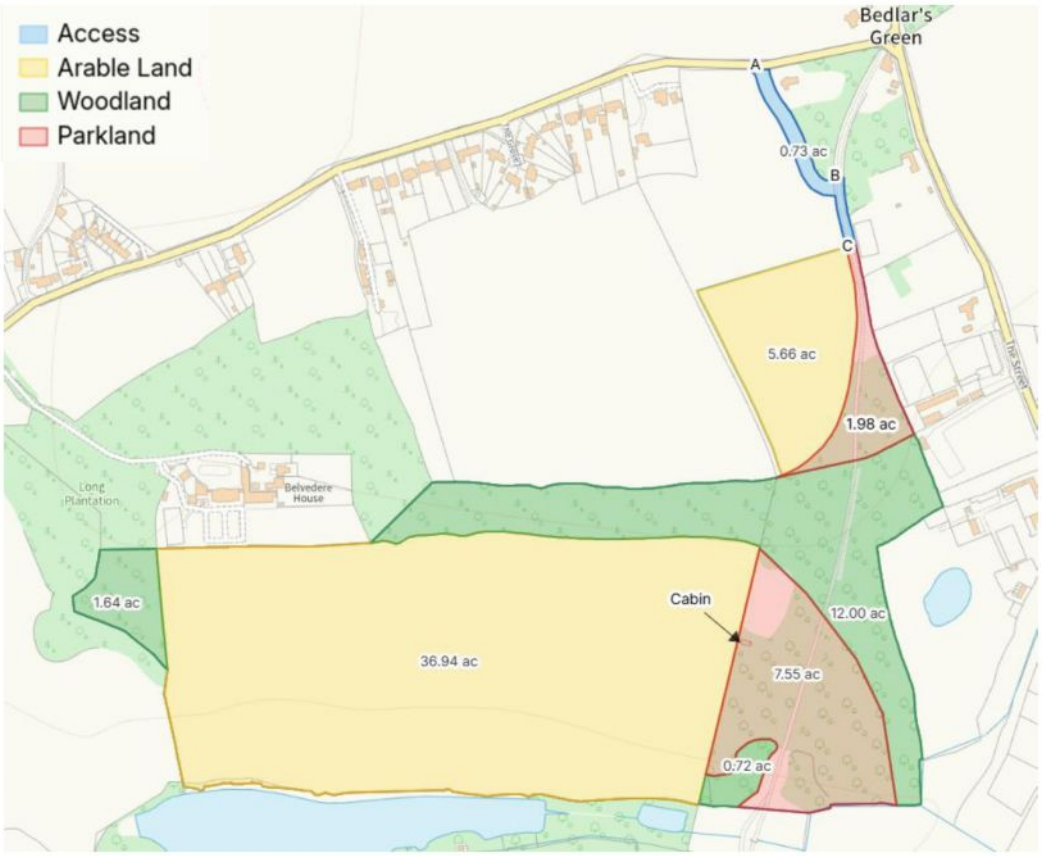
Access
Arable Land
Woodland
Parkland
Bedlar's Green
A
B
C
0.73 ac
5.66 ac
1.98 ac
Long Plantation
Belvedere House
1.64 ac
36.94 ac
Cabin
12.00 ac
7.55 ac
0.72 ac