



Land adjacent to Walden Court, Parsonage Lane Bishop's Stortford CM23 5DB



CGI FOR IDENTIFICATION ONLY

Freehold development opportunity with granted planning permission for the erection 9 flats

- Planning permission has now been granted for the erection of a 3 storey block comprising 7 x 2 bed flats and 2 x 1 bed flats
- Site measuring approximately 6,027ft²
- 6-minute drive to Bishop Stortford Station which provides links into London Liverpool Street
- 9 parking spaces
- Freehold
- P.O.A

Description

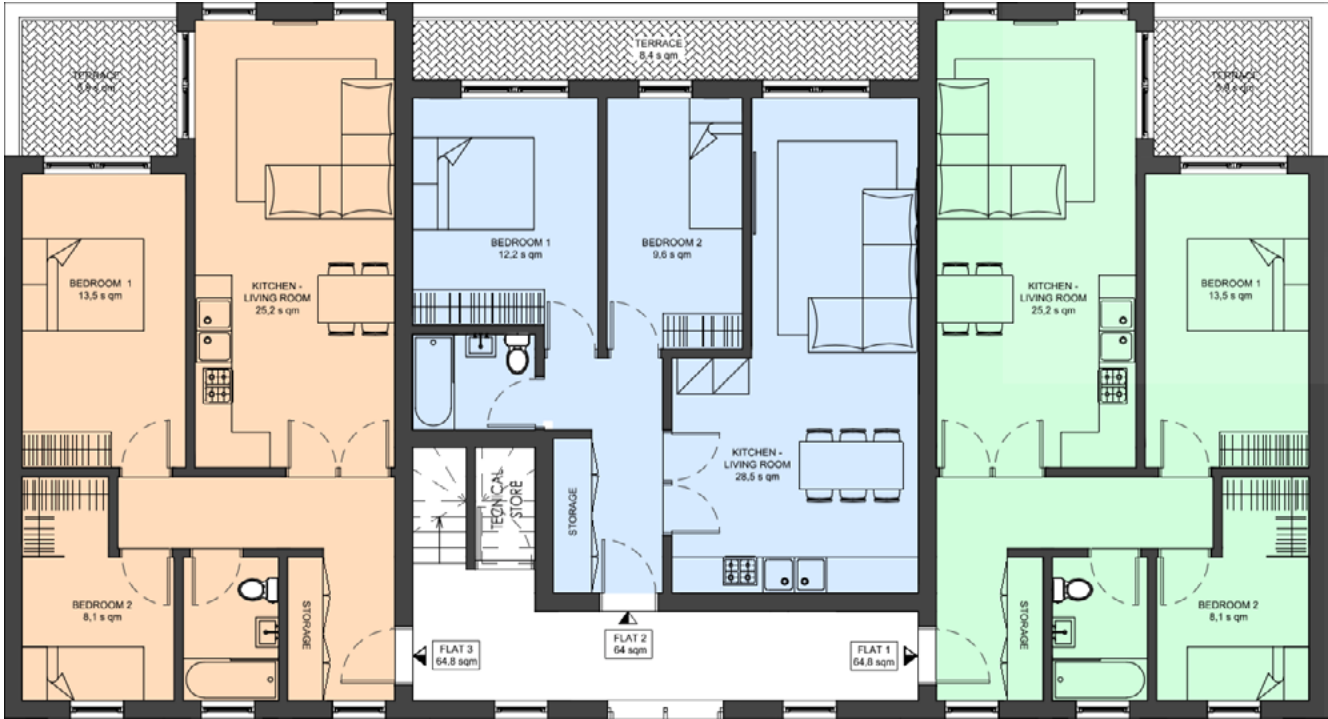
The empty parcel of Land Adjacent to Walden Court now benefits from planning permission for the erection of a 3 storey block comprising 7 x 2 bed flats and 2 x 1 bed flats, together with associated landscaping, car parking, cycle shelter and refuse storage building extending to approximately 560m²/6,028 ft².

Location

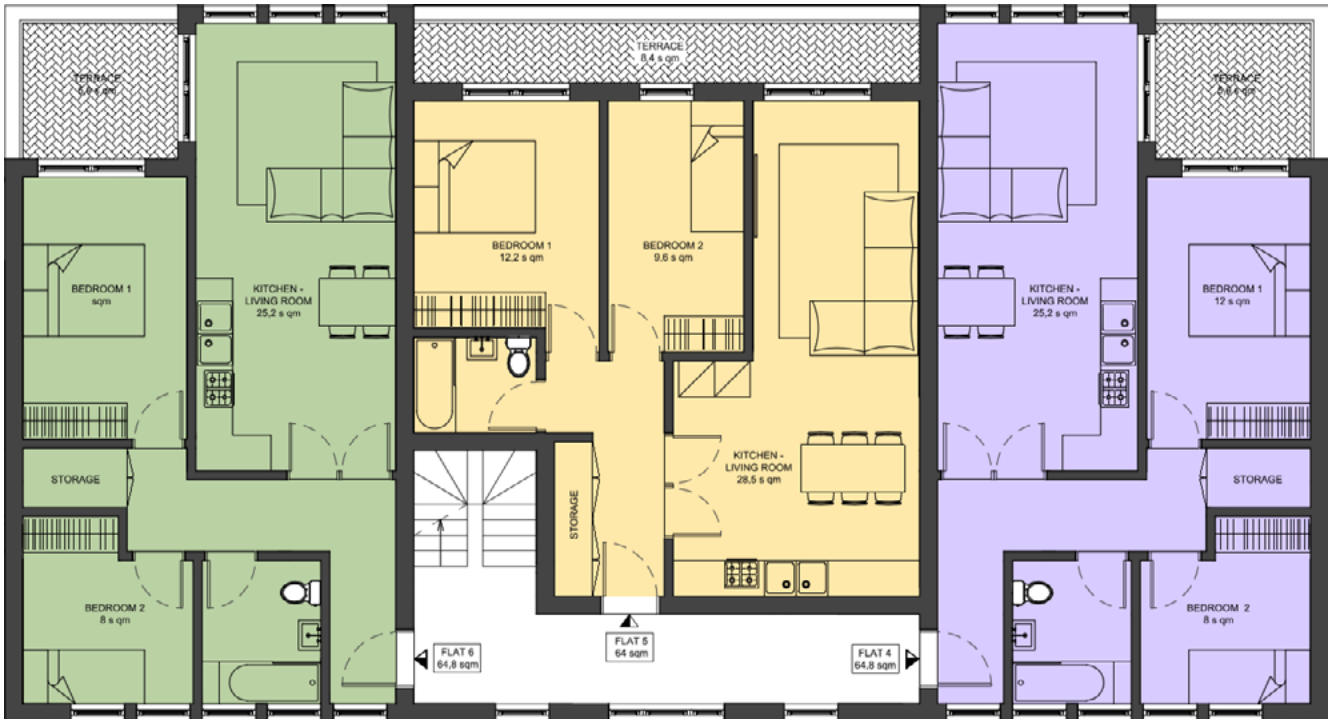
Bishop's Stortford is a historic market town in Hertfordshire, just West of the M11 motor way on the county boundary of Essex, 27 miles north-east of Central London. The town offers a range of amenities such as sporting facilities, Fitness Centres, Spa's, restaurants and shops. The town is also home to many people working in the tourist industry, including hotels, catering and airline staff, as it is the closest large town to Stansted Airport. The local area also offers a great choice of schools consisting of 13 primary schools and 5 secondary schools including St. Mary's Catholic School, Birchwood High School, Hockerill Anglo-European College and Bishop Stortford High School. Bishop Stortford offers amazing grassland's, providing stunning scenery and beautiful country walks.

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Floorplan Ground Floor



Floorplan First Floor



Land adjacent to
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Floorplan Second Floor



Proposed schedule

Unit	Type	Beds	GIA (sq m)	GIA (sq ft)
1	Apartment	2	65	700
2	Apartment	2	64	689
3	Apartment	2	65	700
4	Apartment	2	65	700
5	Apartment	2	64	689
6	Apartment	2	65	700
7	Apartment	1	52	560
8	Apartment	2	68	732
9	Apartment	1	52	560
Total GIA			560	6,028

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Transport

Bishops Stortford railway station is on the West Anglia main line. Greater Anglia trains provide Bishop's Stortford with a direct link Southbound to Harlow and links into Tottenham Hale and London Liverpool Street taking 30 minutes. There is a direct service to Stratford, furthermore there are Northbound services from Bishop's Stortford to Cambridge, and at certain times to Ely and King's Lynn. Stansted express call at Bishop's Stortford station which provides a direct link to Stansted Airport.

Planning permission

[\(3/17/0223\)FUL](#): Planning permission was granted on the 22nd February 2019 for the erection of a three-storey block containing 7x2 and 2x1 bedroom flats.

Access

Access can be arranged with sole agents Highfield Investments.

Additional information

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

VAT

We have been advised that VAT is not applicable.

Tenure

Freehold.

Terms

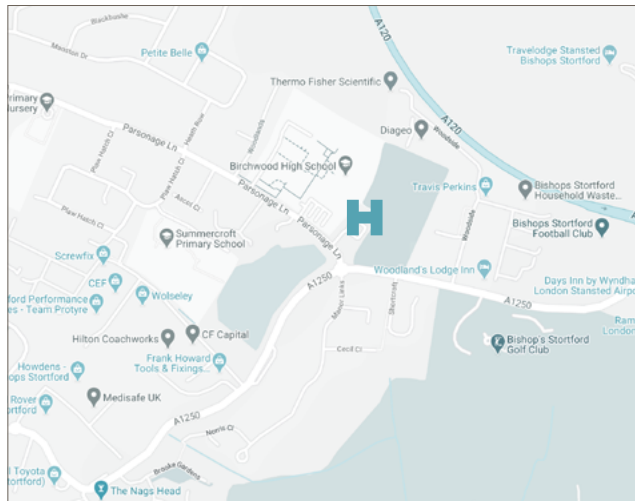
P.O.A.

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Site plan



Area map



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