



Development Opportunity

Land & Buildings to the North of
Spellbrook Farm
London Road
Spellbrook
Hertfordshire
CM23 4AX

**A consented barn conversion site of just 4 luxury houses, with
stunning views**

LAND & NEW HOMES



haart
LAND & NEW HOMES

HAYBROOK
LAND & NEW HOMES

Felicity J. Lord
LAND & NEW HOMES

Darlows
LAND & NEW HOMES

butters john bee
LAND & NEW HOMES

^{bjb}

CHEWTON ROSE
LAND & NEW HOMES



Summary



- Detailed planning permission for a terrace of 3 x 4 bed & 1 x 3 bed Barn conversions houses
- Existing site comprises of a large agricultural barn
- Total proposed net internal area of 11,442 sqft (1063 sqm)
- Total potential sales revenue of over £3.2mil
- Located within a popular residential area 1 mile outside Bishops Stortford
- Bespoke design with views over open fields

Planning Permission

Detailed planning permission granted for a sympathetic conversion of an existing commercial building to form 1no. 3 bedroom dwelling and 3no. 4 bedroom dwellings, with first floor roof terraces, along with the provision of private gardens and 12no parking spaces total NIA 11,442 sqft

All of the key plans and reports can be found below

[Spellbrook Farm plans and reports](#)

Alternatively full details relating to application can be viewed by visiting the East Herts District council planning portal and entering the reference number 3/19/0835/FUL

Affordable Housing

No affordable housing requirement for the proposed scheme.

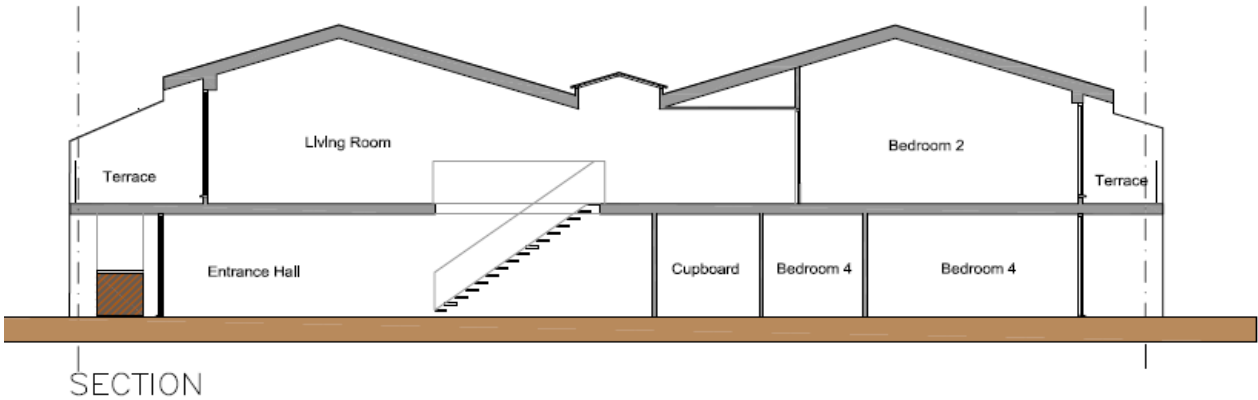
CIL & Section 106 payments

No CIL or Section 106 payments required

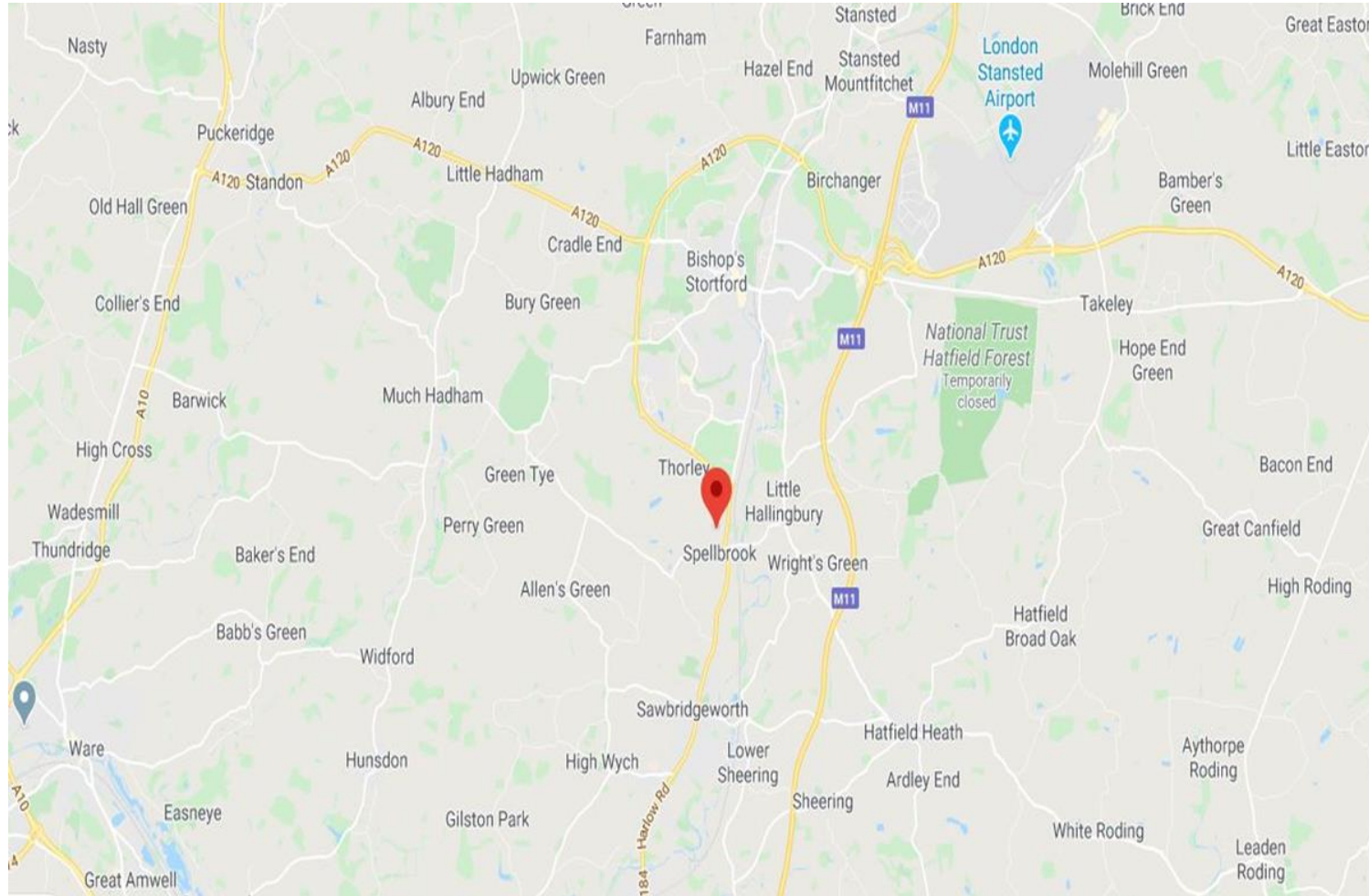
Services

All main services available, including gas and main drainage

Existing & Proposed Images



Location



Spellbrook is a hamlet in Hertfordshire, situated between Bishop's Stortford and Sawbridgeworth, 13 miles east of Hertford and 10 miles north of Epping.

The nearest train stations are Bishops Stortford & Sawbridgeworth where services run regularly to London Liverpool Street and Stanstead Airport. By road Spellbrook is convenient for the M25 & M11.

Bishops Stortford, approximately 1 mile away provides a substantial and varied selection of restaurants and retail outlets.

Method of sale

Site to be sold via private treaty.

Terms of Offer

Offers are invited for the freehold, subject to contract, with vacant possession upon completion.

Offers in the region of £800,000

VAT

Is not applicable

IMPORTANT NOTICE

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Viewings

Strictly by appointment only

For further information please contact Paul Curtin.

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Mobile: 07917 816371

