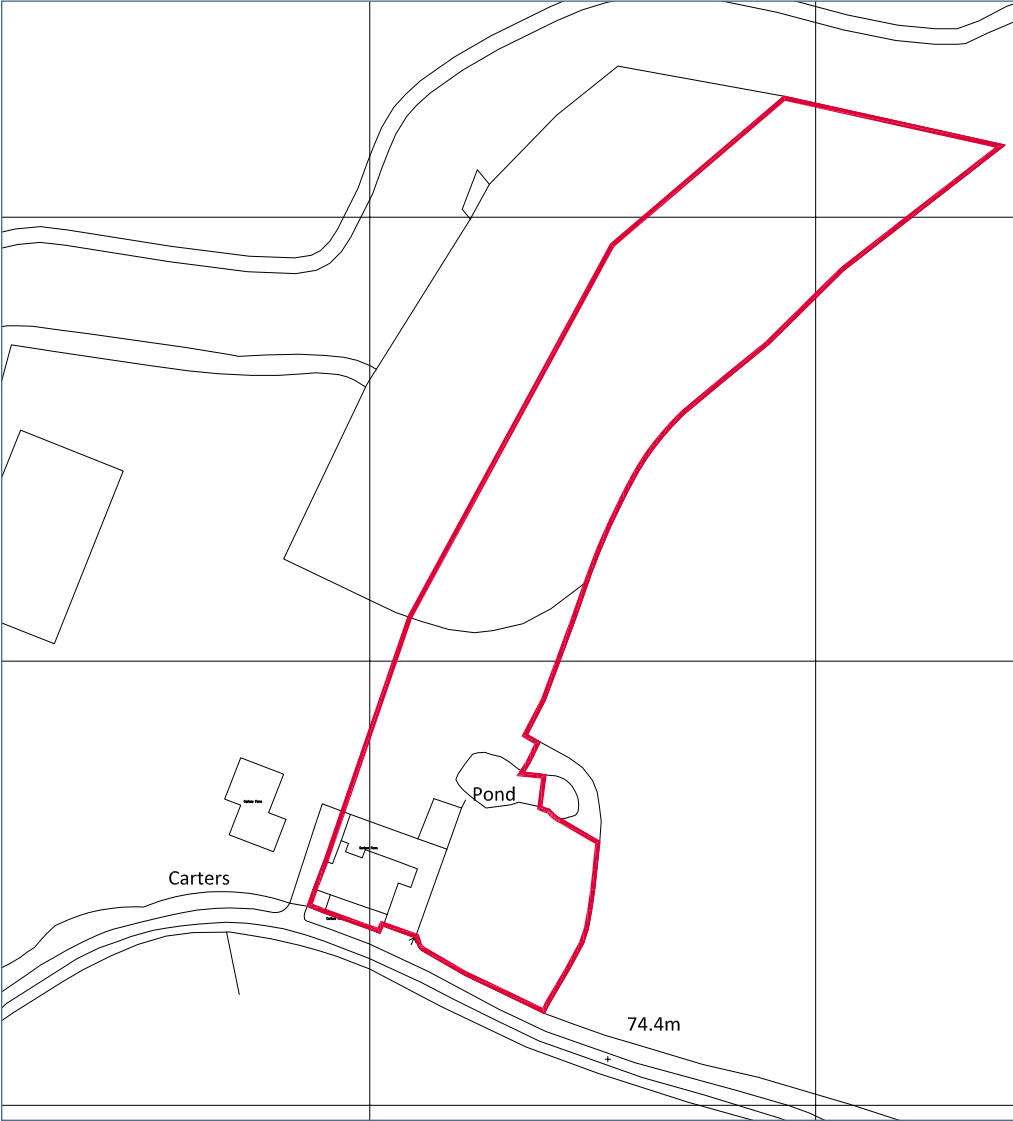
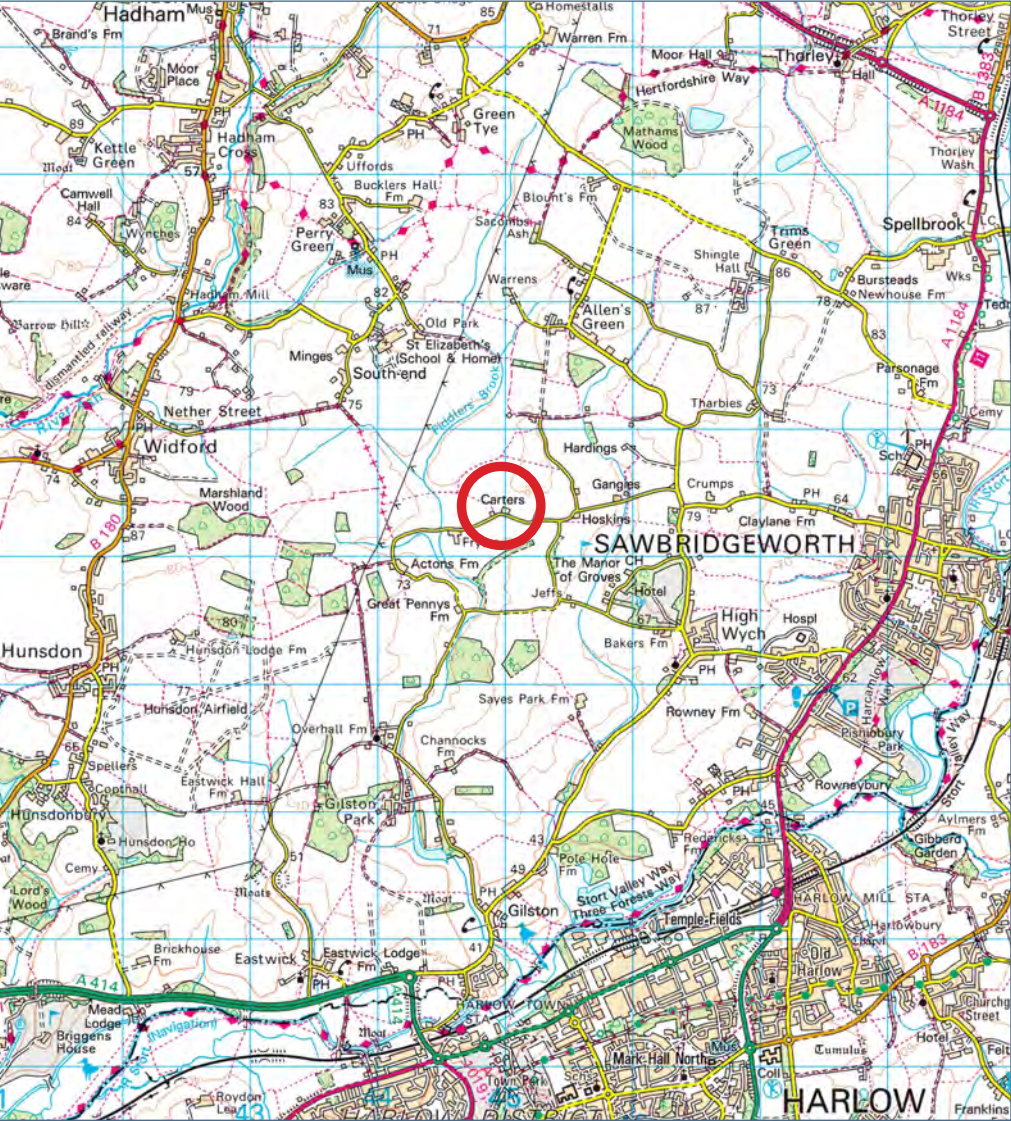




## TWO UNIT RESIDENTIAL DEVELOPMENT

CARTERS BARN, HIGH WYCH, SAWBRIDGEWORTH, HERTFORDSHIRE, CM21 0LB

# LOCATION & SITE PLANS



VENDORS' AGENT



**SWORDERS**

The Gatehouse, Hadham Hall,  
Little Hadham, Ware,  
Hertfordshire, SG11 2EB  
Contact: Nellie Dickson  
and Hester Dalton  
T: 01279 77 11 88  
E: nell.dickson@sworders.com  
E: hester.dalton@sworders.com

VENDORS' SOLICITOR



**FOSKETT MARR GADSBY  
& HEAD LLP**

181 High Street, Epping  
Essex, CM16 4BQ  
Contact: Howard Parkinson  
T: 01992 578642  
E: howardparkinson@foskettmarr.co.uk

# TWO UNIT RESIDENTIAL DEVELOPMENT SITE

CARTERS BARN, HIGH WYCH, SAWBRIDGEWORTH, HERTFORDSHIRE, CM21 0LB

The sale of Carters Barn provides an exciting opportunity to purchase a unique Grade II listed barn complex extending to approximately 4,422 square foot (411 square metres) in total, with full planning permission and listed building consent for conversion to form two exclusive dwellings.

- Full planning permission and listed building consent for conversion to two dwellings (one 4 bedroom and one 5 bedroom)
- Accommodation extends to approximately 2,604 square feet (242 square metres) for Unit 1 and 1,818 square feet (169 square metres) for Unit 2
- The barns also benefit from full planning permission for conversion to form a single dwelling (refs: 3/17/0344/FUL and 3/17/0345/LBC)
- Attractive rural location, yet within easy reach of Sawbridgeworth and Bishop's Stortford
- Set in extensive parkland-style grounds
- Good access to London and Cambridge via the M11 and A10 and direct rail links (London Liverpool Street within 38 minutes from Bishop's Stortford)

Bishop's Stortford 6 miles  
Sawbridgeworth 2.2 miles  
Hertford 12 miles

**OFFERED AS A WHOLE**

**VIEWING STRICTLY BY PRIOR APPOINTMENT ONLY**



# DESCRIPTION



Carters Barn offers the opportunity to acquire a residential development site with full planning permission and listed building consent to convert a traditional Essex-style barn complex into two dwellings. The barn, once converted, will offer approximately 4,422 square foot (411 square metres) in total over the two dwellings. The property is located within a picturesque rural location, yet is within easy reach of Sawbridgeworth, Bishop's Stortford and Hertford.

## LOCATION

The barns are located just outside High Wych, a small village approximately two miles south west of the town of Sawbridgeworth. High Wych benefits from several amenities including a public house, primary school, church, village hall, golf and country club and post office. Sawbridgeworth offers a more extensive range of amenities, services and recreational facilities. The property is conveniently located for access to the A414, A120 and M11. Mainline train stations are available at Sawbridgeworth, Harlow and Bishop's Stortford providing direct access into London Liverpool Street (30 minutes from Harlow Town Station), Cambridge and Stansted Airport.

## PLANNING

The site benefits from full planning permission and listed building consent (3/19/2223/FUL and 3/19/2224/LBC). The planning was approved subject to conditions on 31st December 2019. Full details of the planning application and the decision notice are held in the additional information pack. The barns also benefit from full planning permission for conversion to form a single dwelling (refs: 3/17/0344/FUL and 3/17/0345/LBC).

## DESCRIPTION

The total floorspace of the barn will extend to 4,422 square foot (411 square metres) once converted.

In accordance with the submitted and approved planning application plans provides the following accommodation:

All measurements are approximate.

### UNIT 1 GROUND FLOOR

Entrance Hall leading through to open plan kitchen/dining/living area: 19.51m x 5.58m

Utility room: 2.76m x 1.8m

Family bathroom: 2.85m x 1.65m

Bedroom 1: 4.46m x 4.96m. En-suite: 2.26 m x 4.96m

Bedroom 2: 3.77m x 3.09m. En-suite: 2.08m x 2.73m

Bedroom 3: 4.04m x 2.9m. En-suite: 1.29m x 2.87m

Bedroom 4: 5.36m x 2.88m

Bedroom 5: 3.58m x 2.77m

### FIRST FLOOR

Mezzanine floor above bedroom 3. Suitable for use as an office or further living space

### OUTSIDE

Garage: a cart-lodge style garage with parking for two cars and separate storeroom

Garden: extensive grounds including a courtyard and terrace area, woodland, a pond and large lawn. Extent of land available subject to negotiation.

### UNIT 2 GROUND FLOOR

Entrance hall, leading through to living room

Living room: 4.87m x 4.4m

Open plan kitchen/dining area: 8.25m x 3.28m

Utility: 1.91m x 2.67m

Bathroom: 1.85m x 2.43m

Bedroom 1: 3.43m x 4.29m. En-suite: 2.17m x 2.36m

Bedroom 2: 3.33m x 3.67m. En-suite: 3.83m x 1.09m

### FIRST FLOOR

Bedroom 3: 4.3m x 2.98m

Bedroom 4: 3.42m x 4.30m

Family bathroom: 2.52m x 2.63m

### OUTSIDE

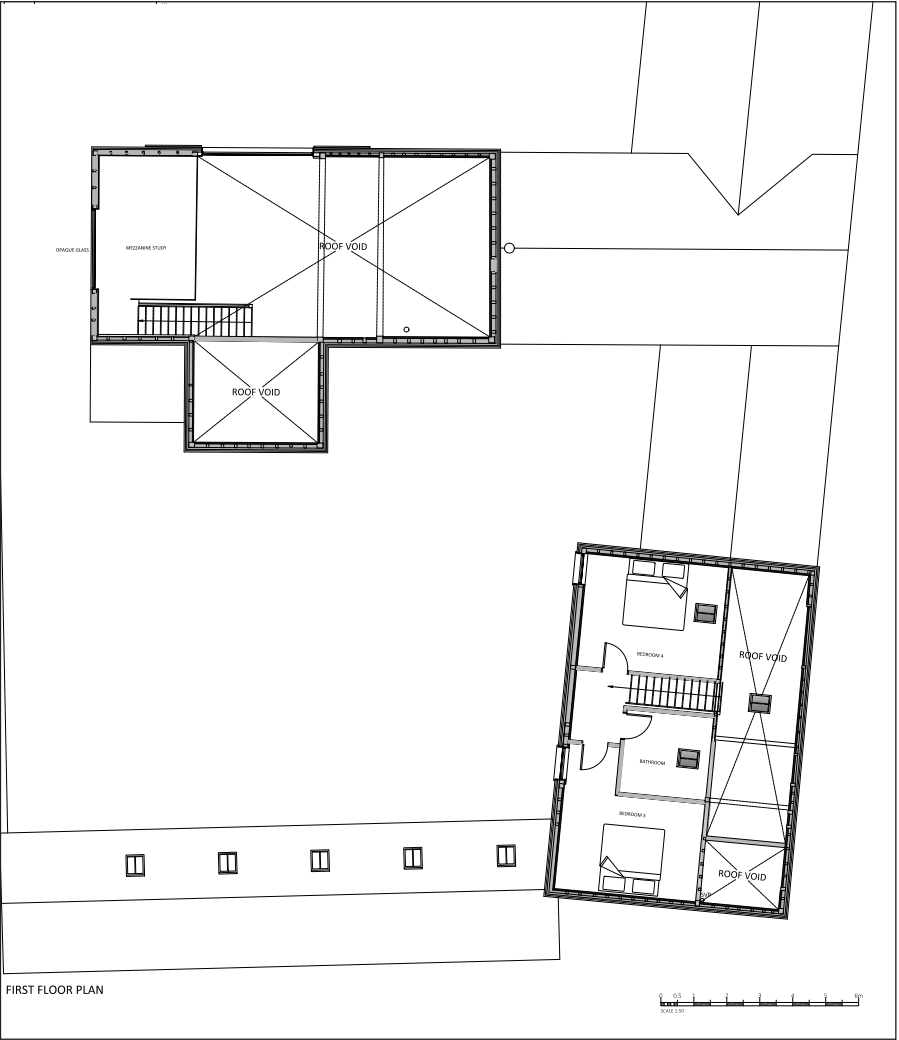
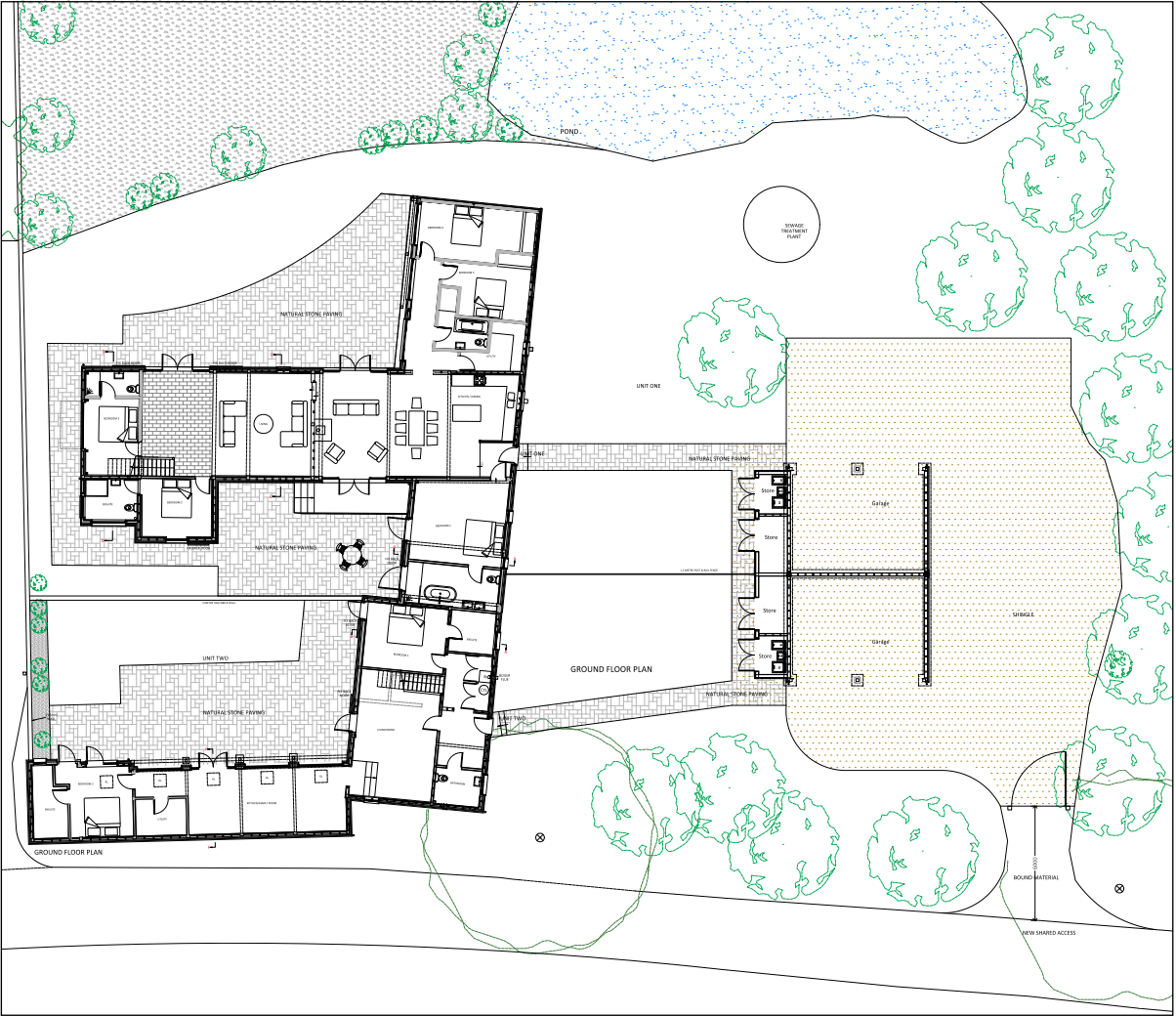
Garage: a cart-lodge style garage with parking for two cars and separate storeroom

Garden: a generous garden consisting of both a courtyard/terraced area and extensive lawn.

### ACCESS

The properties will share a driveway from Fryars Lane. The neighbouring property, Carters Farm, has its own separate driveway.

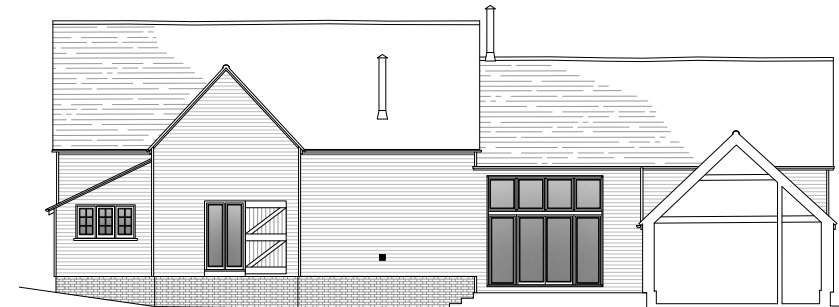
# FLOORPLANS



# ELEVATIONS



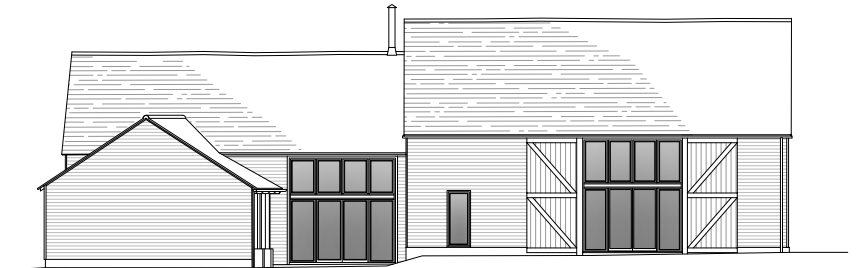
NORTH WEST ELEVATION



SECTION BB



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

# ADDITIONAL INFORMATION



## SERVICES

Private sewage and borehole water would need to be installed by the purchaser. BT connectivity and electricity is also available. Purchasers should make their own technical investigations regarding the services available.

## TENURE AND OCCUPATION

The land is available freehold with vacant possession upon completion.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are no known public rights of way or any other rights, easements or wayleaves affecting the land. The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

## RESTRICTIVE COVENANTS

The site will be sold subject to restrictive covenants. Full details are held in the additional information pack.

## BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any other boundaries.

## ADDITIONAL INFORMATION PACK

An additional information pack is available upon request which includes copies of the planning documents, plans and title information.

## LOCAL PLANNING AUTHORITY

East Herts District Council –  
[www.eastherts.gov.uk](http://www.eastherts.gov.uk)  
T: 01279 655261

## VIEWINGS

Strictly by appointment only with the Vendors' Agent.

T: 01279 771188

E: [hester.dalton@sworders.com](mailto:hester.dalton@sworders.com)

## DIRECTIONS

Heading from Bishop's Stortford proceed south along the A1184 towards Spellbrook and into Sawbridgeworth. At the first roundabout in Sawbridgeworth turn right into West Road and continue along this road for approximately 1 mile. At the T junction turn a slight right and then immediately left onto Gangies Hill. Follow this road for approximately 1 mile and the property will be located on the right-hand side signposted Carters. The postcode is CM21 0LB.

## IMPORTANT NOTICE

Sworders for itself and the Owners of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract.

All descriptions and any other details are given without responsibility and any intending

Purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Any measurements, areas or distances referred to herein are approximate only.

No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending.

Purchasers in this matter. All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office for reference purposes only and are not to be relied upon in any contract. Crown Copyright Reserved. Unless specifically mentioned all fixtures and fittings are excluded from the sale.

Particulars prepared January 2020

Photographs taken in June and December 2018.





SURVEYORS | PLANNERS | ARCHITECTS

The Gatehouse, Hadham Hall, Little Hadham, Ware, Herts, SG11 2EB T: 01279 771188 [www.sworders.com](http://www.sworders.com)