

# TO LET

## THE HEN HOUSE, STANSTEADBURY FARM, SG12 8JZ

- Small raised barn
- Workshop/storage space
- 156 sq ft
- Close to Ware, Hertford and Harlow
- With easy access of A414



### LOCATION

Stansteadbury Farm is situated between the rural Hertfordshire villages of Stanstead Abbots and Roydon. Within easy access of the towns of Ware, Hertford and Harlow, and conveniently located to access the A10 and A414.

### DIRECTIONS

When travelling along the A414 between Harlow and Hertford, exit at Stanstead Abbots. Follow the road for approximately 2 miles taking a left turn off the slip road, then take the next left lane past the church and follow the driveway straight (not turning into any houses on the left) into the farmyard. When turned into the farmyard the granary will be the building ahead of you. The postcode is SG12 8JA, what3words location for the entrance: ///shady.panic.spits

### DESCRIPTION

The Hen House is a raised barn situated within a traditional farm yard setting, offering a total floor space of 156 sq ft. Accessed via the farmyard with 4 steps. The building benefits from an on site shared toilet and would be ideally suited as a small business workshop or storage.

### SERVICES

Purchasers should make their own enquires.

### ACCESS

The land has vehicular access along the driveway past the church from Roydon Road.

### PARKING

There is parking available on site.

### RENT

Dependent on agreement terms.

### PLANNING

Purchaser should make their own enquires.

### EASEMENTS, WAYLEAVERS & RIGHTS OF WAY

The land is offered subject to and with benefit of all existing rights of way, whether public or private, all wayleaves or easements and other rights, whether or not specifically referred to in these particulars.

### BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining any boundaries.

### TERMS

To be discussed between the tenants, landlord and agent.

### VIEWINGS

Viewings are by prior appointment only. For further information, please contact Hester Dalton, Olivia Draper and Ellie Shepherd.

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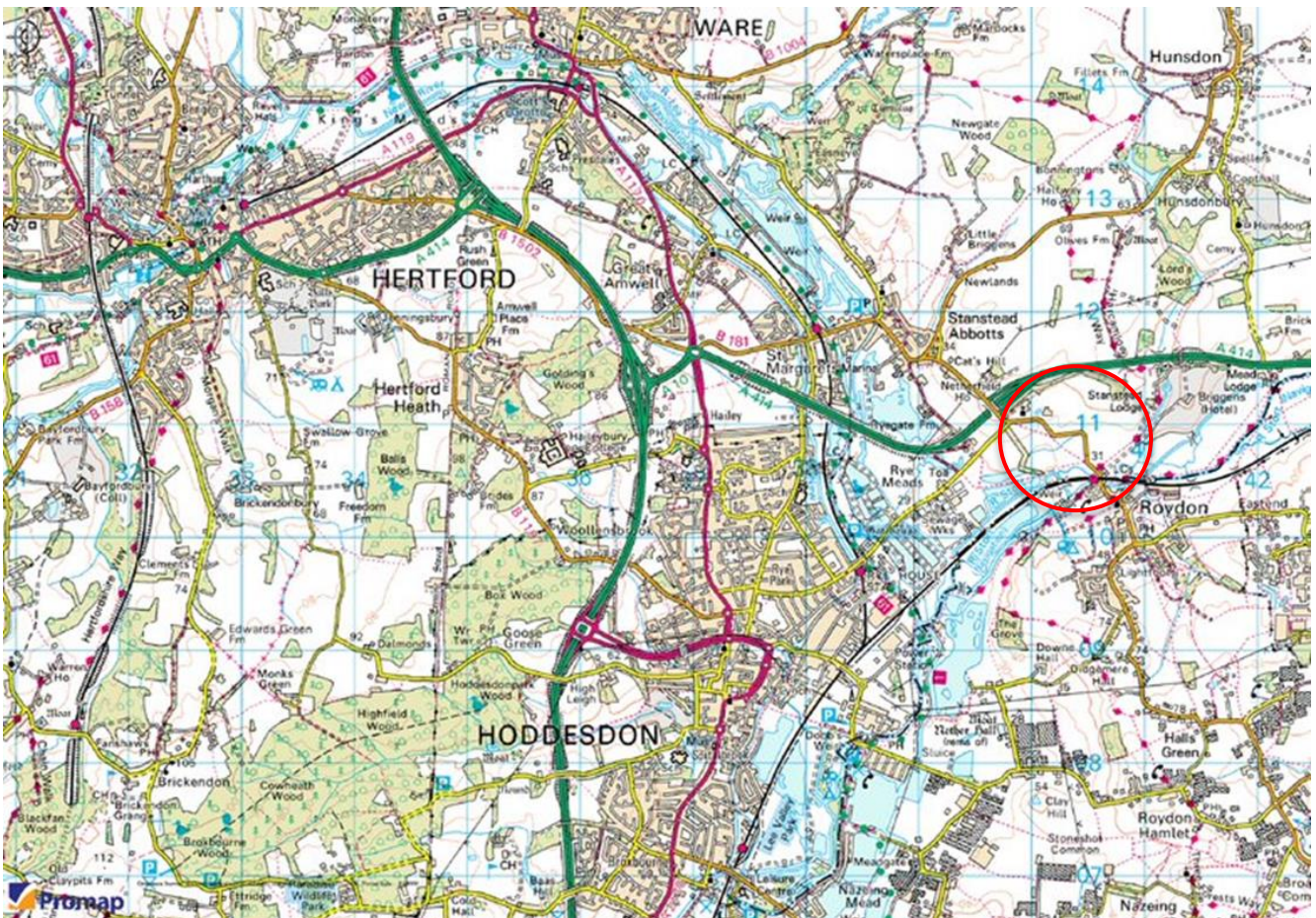
[Ellie.shepherd@sworders.com](mailto:Ellie.shepherd@sworders.com)

### LOCAL AUTHORITY

East Herts District Council – Telephone: 01279 655261.

N.B. NOT TO SCALE

This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office Crown Copyright Reserved.  
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### **IMPORTANT NOTICE**

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### **DATE**

Photos and particulars: April 2023