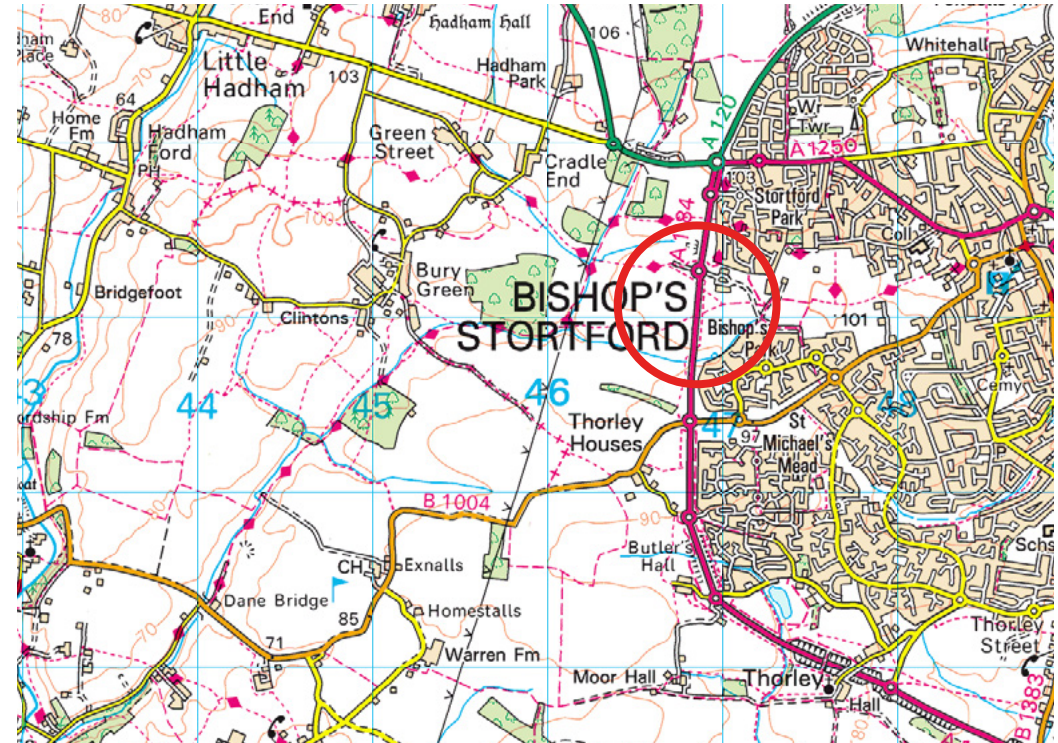
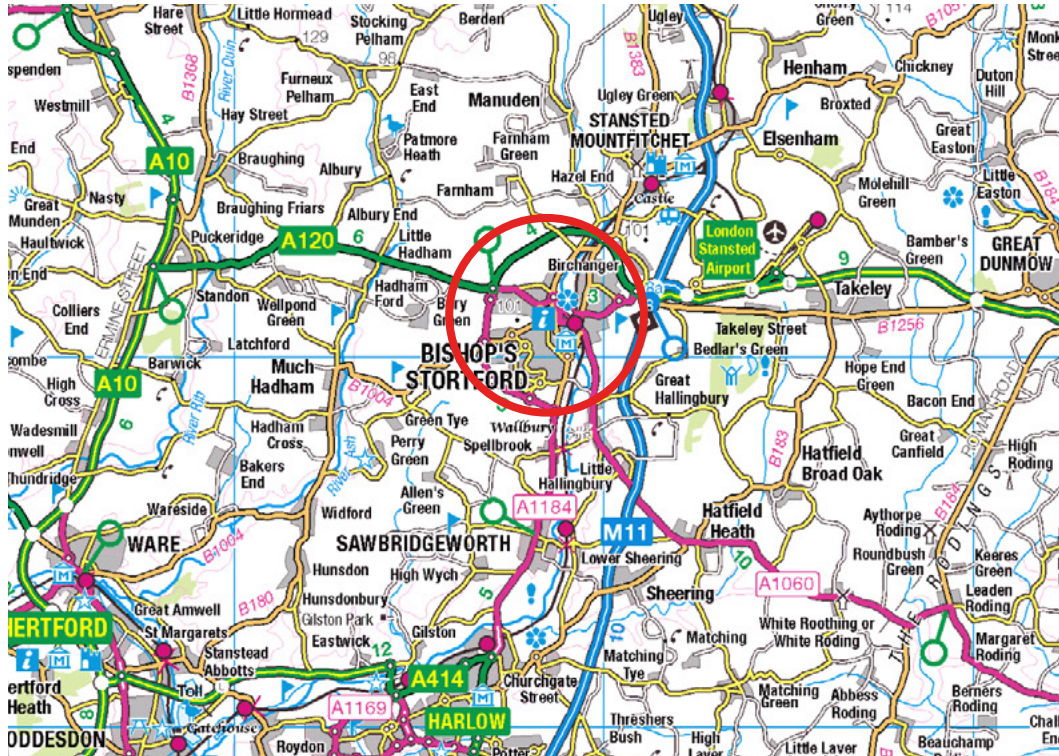




**STORTFORD PARK FARM,
BISHOP'S STORTFORD, HERTFORDSHIRE, CM23 4BS**

LOCATION MAPS



STORTFORD PARK FARM, BISHOP'S STORTFORD, HERTFORDSHIRE

VENDORS' AGENT



SWORDERS

The Gatehouse, Hadham Hall,
Little Hadham, Ware, Hertfordshire,
SG11 2EB

T: 01279 771188
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VENDORS' SOLICITORS



TEES LAW
3 Journey Campus
Castle Park, Castle St
Cambridge
CB3 0AY
01279 213256



Stortford Park Farm offers an excellent opportunity, with significant potential to purchase approximately 181 acres of agricultural land, Grade II listed farmhouse and gardens and a range of traditional farm buildings.

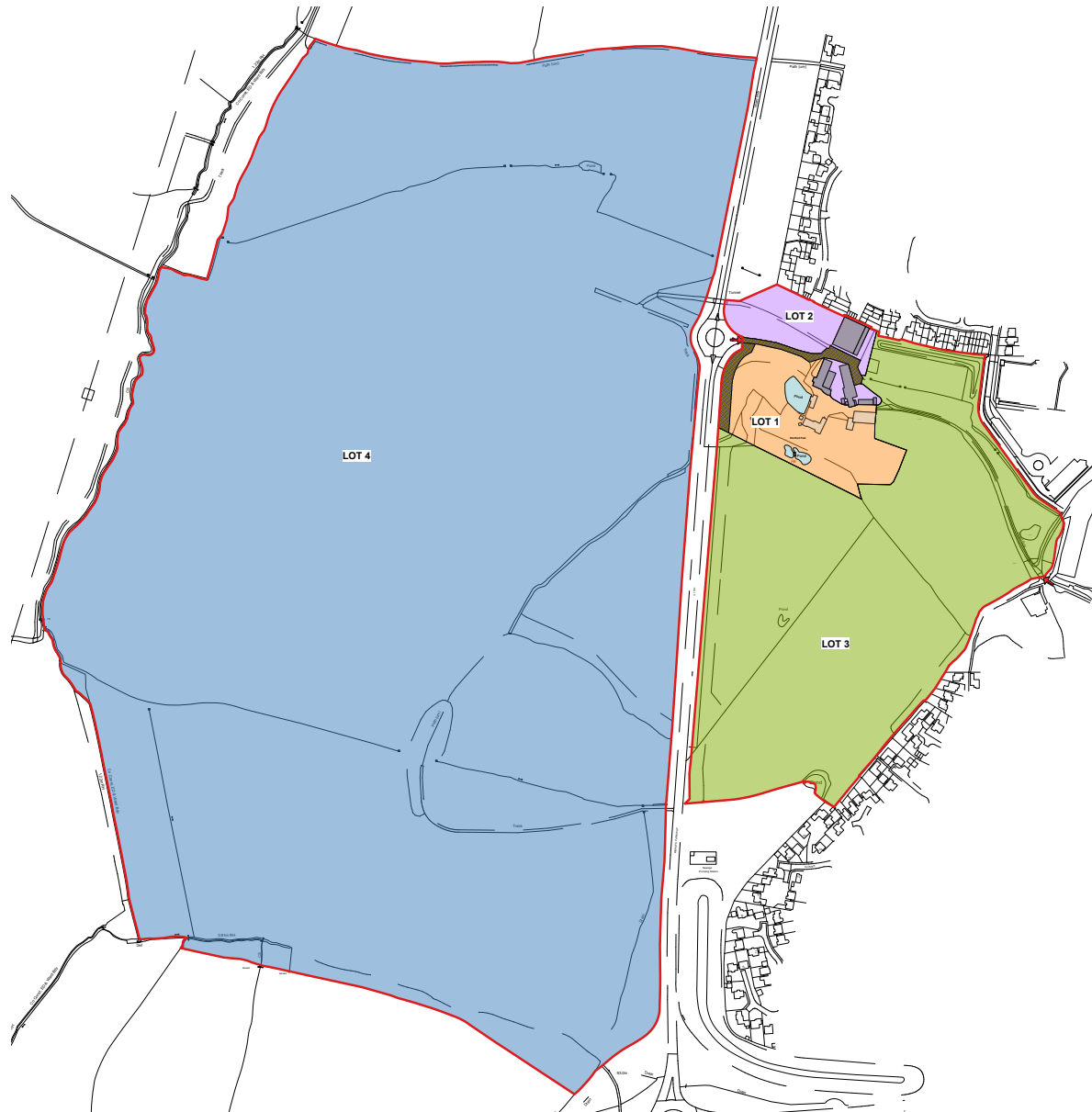
- Spacious 5 bed Grade II listed farmhouse with beautifully landscaped gardens
- Range of barns including traditional Essex-style barn and modern steel portal framed with potential for development (subject to planning)
- Strategically located land directly either side of Bishop's Stortford western Bypass
- Close by to transport links including the M11 and Stansted airport

LOT 1	Grade II listed farmhouse, ancillary buildings and gardens
LOT 2	Range of farm buildings
LOT 3	30 acres of agricultural land within the A1184 western bypass
LOT 4	151 acres of agricultural land to the west of the A1184 western bypass

AVAILABLE BY INFORMAL TENDER AS A WHOLE OR UP TO 4 LOTS:

VIEWING STRICTLY BY APPOINTMENT ONLY

LOTING PLAN



THE PROPERTY

LOCATION

Bishop's Stortford offers an extensive range of amenities and services, including a number of primary and secondary schools, public houses and a hospital. Bishop's Stortford train station is approximately 2 km to the east, providing train links to Liverpool Street, Stratford, Stansted Airport and Cambridge.

PLANNING

The land is located within East Herts District Council within the Green Belt. Part of the land also forms part of the Bishop's Stortford Green Wedge.

Part of the land included in Lot 3 and the whole of Lot 4, has been submitted to the Call for Sites 2024, confirming the land is available for development. The land directly to the north of Lot 4 has also been submitted in the Call for Sites.

ACCESS

Primary access to the Lot 1, 2 and 3 taken directly from the A1184 via a roundabout and through a gated entrance. There is also a secondary access for Lot 3 along Woodpecker Close.

Lot 4 is accessed directly from the A1184 B1004, Great Hadham Road

If sold separately, it is intended a full right of access will be granted to Lots 2 & 3 with suggested access routes shaded on the enclosed lotting plan.





LOT 1 – STORTFORD PARK FARMHOUSE

Stortford Park Farmhouse is a spacious five-bedroom Grade II listed property, well positioned off the main drive, set in Japanese-style landscaped gardens.

Internally, the ground floor of the property comprises of two entrance halls, both with adjacent WC's, a large kitchen with separate utility and two large reception rooms and a billiards room, all of which face out to the gardens. There is a further small kitchen and living area also situated on the ground floor.

Stairs from the entrance hallway access the first-floor landing, lead to five good sized, light and airy bedrooms along with two family bathrooms and one en-suite. The main bedroom also benefits from a walk-through dressing room area.

Externally, the Japanese-influenced landscaped gardens are one of the highlights of the property, having been meticulously designed and maintained to an extremely high standard. The gardens feature a variety of mature trees and shrubs along with a large lawned areas, large pond and summer house.



There is a large parking area to the front of the house, a thatched 17th century listed barn/garage currently used for storage and two ancillary garden storage buildings.

Accommodation in the house and adjoining barns in Lot 1 extends to approximately 489.7 square metres in total.

Services

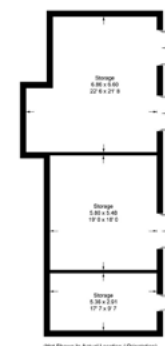
The property benefits from mains water and electricity connections along with private drainage. BT lines serve the property and we understand there is fibre broadband available.

Council Tax band: H

Tenure and Possession

The Farmhouse is currently owner occupied. Vacant Possession will be made available on completion.

Approximate Gross Internal Area = 4276 sq ft / 397.3 sq m
Storage = 968 sq ft / 89.9 sq m
Total = 5244 sq ft / 487.2 sq m





LOT 2– A RANGE OF FARM BUILDINGS

An extensive range of farm buildings of various character and construction methods, including a Grade II Listed barn. The farmyard comprises five separate buildings which together extend to approximately 1,974 square meters (21,247 square foot). There is potential for redevelopment of some of the buildings or the entire site, subject to attaining the necessary consents.

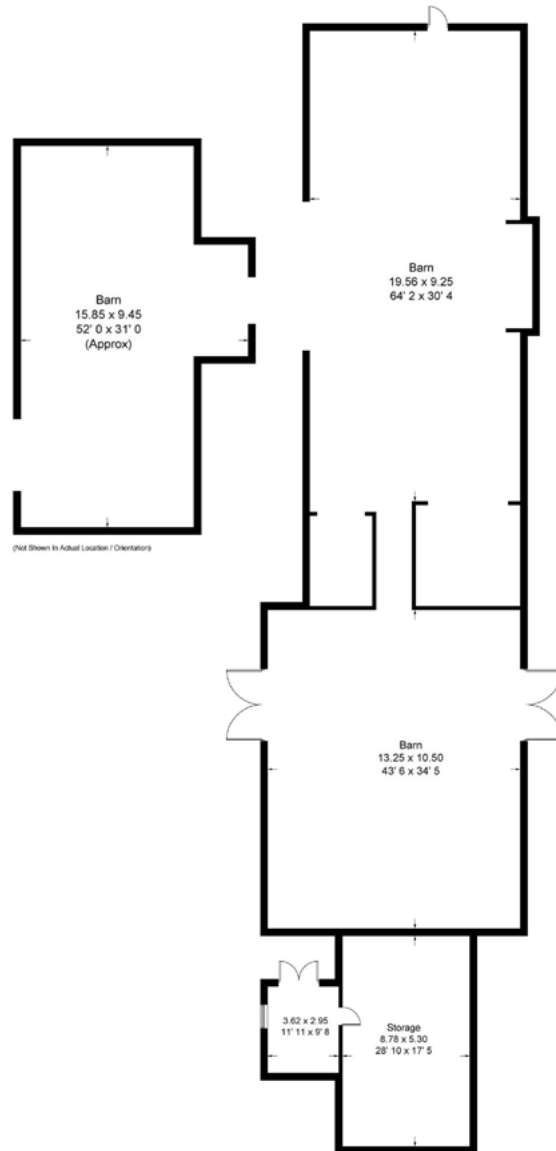
Mains water is supplied to the yard, and we understand that 3-phase electricity is present at some of the buildings. Detailed building information is set out in the table below, please refer to the building plan on page 9 for building numbers.

Building Number	Approximate Sq.m	Description
1	370	Large traditional timber frame barn currently used for storage
2	150	Part open fronted timber lean to
3	570	Grade II listed weather board and timber framed aisled barn divided eight bays with lean-to extension to the side
4	89	Timber framed open fronted 5 bay cart lodge with brick and timber lean-to
5	795	Steel portal framed utilitarian agricultural building
TOTAL	1974	



Stortford Park Farm Barns

Approximate Gross Internal Area = 5777 sq ft / 536.7 sq m



THE LAND (LOTS 3 & 4)

LOT 3 – 30 ACRES TO THE EAST OF A1184

Lot 3 comprises of one arable field extending to approximately 8 acres with the remaining 22 being pastureland enclosed with post and rail fencing. The land sits within the A1184 western bypass. A public right of way crosses the Lot from east to west as well as running south along the western boundary of the land. If sold separately, it is envisaged that a full right of access will be granted along one of the suggested access routes shaded brown on the lotting plan. The Lot can also be accessed from the rear of Woodpecker Close.

LOT 4 – 151 ACRES OF AGRICULTURAL LAND TO THE WEST OF A1184

Lot 4 is a large block of agricultural land located on the western side of the A1184 western bypass, split into three parcels of arable land. There is also small area of woodland included in this lot. Various public rights of way cross the land east to west. The lot is accessed directly from the A1184 roundabout.



TOWN AND COUNTRY PLANNING

The holding is situated within East Herts District Council (EHDC) within the Green Belt.

The current development plan for the area comprises the East Herts District Plan 2018. EHDC are undertaking a full review of the District Plan under a new plan-making system and are due to formally commence in autumn 2025, culminating with adoption in June 2028.

EHDC are required to allocate sites to meet a mandatory housing requirement of 1,265 new homes per annum. This is a significant increase over the 839 per annum under the current plan.

As part of the preparatory work, EHDC undertook a Call for Sites in summer 2024 to gather information on sites which are considered to have potential for future development. Part of the land included in Lot 3 and the whole of Lot 4, was submitted, confirming that the land is available for development. The land directly to the north of Lot 4 has also been submitted to the Call for Sites.

EHDC are currently unable to demonstrate a five-year supply of deliverable housing sites against their requirement. This means that the presumption in favour of sustainable development applies. Previously sites in the Green Belt could not take advantage of the speculative opportunity this creates, however, the government has recently defined a new class of land in the Green Belt, called 'grey belt', where applications outside of the plan making process can be acceptable.

The combined effect of the increased housing requirement and shortfall in five-year supply means that EHDC are vulnerable to speculative applications outside of the plan process and are incentivised to allocate sites for development.

The property is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may be or come into force. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

ADDITIONAL INFORMATION PACK

Further details, Land Registry information and searches regarding the site are contained in the additional information pack on request via Sworders' Dataroom. We advise that all interested parties make themselves fully aware of the content therein.

SERVICES

The purchaser is to make their own enquiries in relation to the suitability and capacity of the current services servicing the site.

TENURE AND OCCUPATION

Except where stated in the alternative, the property will be available freehold with vacant possession on completion.

METHOD OF SALE

The land is offered for sale by informal tender as a whole or in up to 4 lots as shown on the lotting plans.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, fishing, timber and mineral rights are included in the sale as far as they owned by the Vendor.

OVERAGE

Offers are anticipated with and without overage for a number of uses to reflect the potential strategic nature of the land and buildings.

The details of any overage provisions are to be agreed. Bidders are requested to state in any offers the basis upon which an overage provision is included. Further information on the overage is available upon request.

ENVIRONMENTAL AND GRANT SCHEMES

The land is not currently entered into any Countryside Stewardship, Sustainable Farming Incentive or other schemes.

ACCESS

The main access to the property is via a roundabout off the A1184 on the edge of Bishop's Stortford. There is a private gated driveway. Access to the agricultural land on the west is via a farm entrance off the A1184 and the B1004, Great Hadham Road

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

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.

Public footpaths Bishop's Stortford 2, 15 & 16 are located on Lots 1, 3 & 4.

BOUNDARIES

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

DIRECTIONS

From J8 of the M11 take the A120/Bishop's Stortford Bypass westbound continuing straight on. At the Hadham park roundabout take the second exit onto Bishop's Parkway/A1184. At the next roundabout take the second exit and then at the next roundabout take the first exit which will lead you to the gated entrance of the house and building.



GENERAL INFORMATION

East Hertfordshire District Council – 01279 655261

VIEWING

Strictly by appointment only with the Vendors' Agent. Viewing days will be arranged during the course of the marketing period.

T: 01279 771188

E: post@sworders.com

East Hertfordshire District Council – 01279 655261

IMPORTANT NOTICE

Sworders for itself and the Vendor 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 Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings has been tested and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. 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 inspecting properties which have been sold, let or withdrawn.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office. Crown Copyright Reserved.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and the address to the Selling Agents.

Photographs and particulars prepared in February 2025.



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