

Howe Green Road, Great Hallingbury, Bishop's Stortford, Herts CM22 7UF

LAND FOR SALE

On the instructions of Joint Administrators



- Comprises a 9.18 acre site
- Mixed Woodland and Grassland
- Development Potential (Subject to planning)
- Excellent location in Howe Green Village
- 1 mile away from Hatfield Forest, National Trust Park

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

Location

The site is located in the popular village of Howe Green, Great Hallingbury, Essex. Although rural, the village has excellent transport links being located only a five-minute drive from Bishop's Stortford town centre, which is a popular market town with a mainline train station providing links to London and Cambridge in 40 minutes. The M11 is approximately five minutes' drive and Stansted Airport is a further three-mile drive.

The village is very popular due to its proximity within one mile of Hatfield Forest, National Trust Park. Surrounding occupants include residential properties, equestrian users and Howe Green private primary school.

Description

The site provides 9.18 acres and comprises mixed woodland (approx. 40%) and grassland. The site contains two partly constructed buildings in association with the approved use of the site as a cemetery. The west side of the site benefits from close boarded timber fencing. The northern and eastern boundaries have mature woodland.

Planning History

The current authorised use of land is as a cemetery, approved under planning reference UTT/16/2404/FUL. We have been advised that all pre-commencement conditions in relation to this application have been discharged. This ensures that this approval remains extant.

- UTT/19/2951/FUL - Application to vary conditions 8, 9 and 10 UTT/18/2935/FUL relating to drainage - Withdrawn
- UTT/19/2865/AV - Proposed entrance sign for cemetery under UTT/18/2935/FUL - Approved 14.02.20
- UTT/19/2864/FUL - Proposed entrance gate for cemetery approved under

UTT/18/2395/FUL - Approved 07.02.20

- UTT/18/2395/FUL - Change of use from unimproved grassland and woodland to burial ground including erection of service building, access road, car parking and associated landscaping. Revised scheme to that approved under UTT/16/2404/FUL - Approved 03.04.19
- UTT/16/2404/FUL - Change of use from unimproved grassland and woodland to burial ground including erection of service building, access road, car parking and associated landscaping - Approved 09.02.17

Our client has commissioned a planning site appraisal report from Phase 2 Planning Ltd – this can be made available to interested parties on request

Terms / Price

Offers are invited for the freehold interest (title numbers EX553648 & EX560175). Our client's preference is for unconditional offers, although offers which are conditional upon planning maybe considered.

EPC – The site is currently EPC exempt.

Business Rates – To be assessed.

Legal Costs - Each party to pay their own legal costs incurred in any transaction.



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