



# Arches Hall & Stud Farm

Latchford, Standon, Herts  
SG11 1QY

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GUIDE PRICE : £3,750,000 Freehold



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# Arches Hall & Stud Farm



Oliver Minton Village & Rural Homes are delighted to offer 'Arches Hall', representing a rare opportunity to acquire a picturesque residential and equestrian estate positioned within beautiful Hertfordshire countryside. The principal house dates to around 1900, with subsequent additions and is in a prominent position overlooking its own land and surrounding unspoilt countryside. The house is approached along a tree-lined drive, bordered by post and rail paddocks either side. The property includes the renowned Arches Hall Stud, which boasts an impressive track record, having produced a large number of winners of group races over a period of 40 years, by the renowned owner-breeder, Dick Hollingsworth. With an abundance of established paddocks, Arches Hall Stud offers the potential for a regional breeding operation or extensive livery facilities.

**An impressive residential and equestrian estate in a beautiful setting.**

**A superb five-bedroom Edwardian house  
Stud with thirty loose boxes | Paddocks | Horse walker | Manège | Two grooms' flats houses  
Frontage onto the River Rib**

**London 25 miles | Newmarket 40 miles | Cambridge 26 miles | Hertford North 8 miles (Trains to London Liverpool Street from 49 minutes)  
Bishop's Stortford 9 miles | London Stansted 13.5 miles  
(Distances and times are approximate)**

## Location

Arches Hall is located at the end of a tranquil country lane and is on the edge of the peaceful hamlet of Latchford. Whilst in a rural setting the property is still well-positioned for the A10 which is approximately 2 miles away. With London just 25 miles away, commuting to the city is fast and convenient. The nearby towns of Bishop's Stortford, Ware, and Hertford are easily accessible, offering a range of amenities including excellent schools, shopping options and sporting facilities. The property is well-connected with fast trains running to London from Bishop's Stortford and Ware. From these stations, journey times to London Liverpool Street are around 45 minutes and 41 minutes respectively. For air travel, London Stansted Airport is conveniently located approximately 13.5 miles to the east, providing easy access to domestic and international destinations.



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Arches Hall is an impressive Edwardian house, principally dating back to 1900. It is built of brick elevations, under a slate roof. The house features a charming facade with large bay windows that provide ample natural light from the south and west facing aspects. Inside, there is a well-proportioned main reception hall running almost the entire length of the house, along with an impressive staircase. To the side of the house is a large Kitchen/breakfast room with sitting area, to the front of the house. Both the dining and drawing rooms look out across the gardens. French windows in the large drawing room open to the garden, allowing for a seamless indoor-outdoor connection. The principal bedroom suite provides lovely views of the gardens and paddocks beyond, and the landing is adorned with feature roof lights and inset spotlights, creating a welcoming atmosphere. There is a guest bedroom with en suite bathroom, two further bedrooms, family bathroom and first floor study/sitting room. The garden is impressively manicured and includes mature trees and hedges, providing a tranquil and private, well-sheltered outdoor space. To the rear of the house there are stores and a workshop as well as two stables. There are paddocks either side of the drive, with two stables in the buildings, and just over the lane, frontage to the River Rib. About 11.19 acres.





Arches Hall Stud comprises impressive equestrian facilities, including thirty stables, two grooms' flats, a horse walker, manège, further outbuildings and extensive post and rail paddocks. The late Dick Hollingsworth, who built up the renowned Arches Hall Stud, enjoyed exceptional success as an owner and breeder, and has bestowed a great reputation on this outstanding equestrian facility. Its history highlights the immense potential of this strategically located property, situated halfway between London and Newmarket. In addition to the stables and grooms' flat, Arches Hall Stud offers extensive storage and ancillary facilities. The paddocks are all fenced with post and rail fencing and supplied with water, sheltered by mature hedgerows providing ideal conditions for horse grazing. The proximity of the paddocks to the stud buildings, along with the surrounding land, offers exciting prospects for expanding the equestrian operation in the future. Arches Hall Stud is a testament to the success achieved by its successive owners and occupiers and the opportunities that arise

## TENURE

The property will be offered for sale with vacant possession on completion.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed but specifically:

- A public footpath and bridleway cross the property;

## BOUNDARIES

The vendors and the vendors' agents will do their best to satisfy the ownership of the boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries. Should the property be sold in lots then the selling agents will stipulate boundary responsibility between the various parts.

## SERVICES

A private borehole provides water to the property. Mains electricity. Private drainage systems.





#### PLANNING

- Arches Hall: 9/11/2023 – planning permission was granted for a single storey rear extension. Planning Ref: 3/21/2151/HH.
- Arches Hall: 30/10/2006 - change of use of existing foaling stables and stores into granny flat with sitting room extension and carport. Planning Ref: 3/06/2144/FP

#### LOCAL AUTHORITIES

East Hertfordshire District Council. Tel: 01279 655 261  
Hertfordshire County Council. Tel: 01992 555 555

#### COUNCIL TAX BANDS

Arches Hall - H, First Floor Grooms' Flat – B.

#### EPC RATINGS

Arches Hall – F, First Floor Grooms' Flat – C.

#### DIRECTIONS

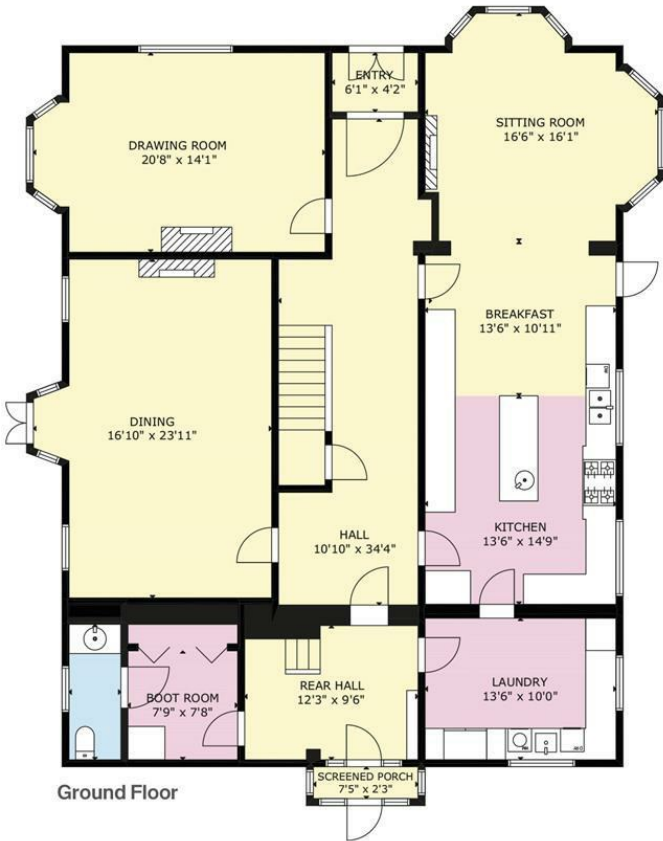
Postcode: SG11 1QY

From London proceed north along the A10 past Ware and the villages of Thundridge, Wadesmill and High Cross, proceed for a further 0.5 miles before turning right (signed Barwick). Upon arriving at Barwick take the road to the left (signed Standon and Puckeridge) continue for about 0.75 miles and take the turning right (signed Latchford). Follow the road for about 0.5 miles and the entrance to Arches Hall can be found just over the bridge, through wrought iron gates. Alternatively, from Cambridge, proceed south along the A10 past Royston and Buntingford. At Puckeridge, take the second roundabout with the junction of the A120 and turn left in the direction of Standon. After approximately 0.5 miles turn right (signed Barwick) and proceed for about 1.25 miles before turning left (signed Latchford).

**Approximate Gross Internal Floor Area:**

Arches Hall (excluding screened porch) -  
377 sq m / 4,055 sq ft

*For identification only, not to scale.*



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            | <b>63</b> |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   | <b>25</b>                  |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

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