

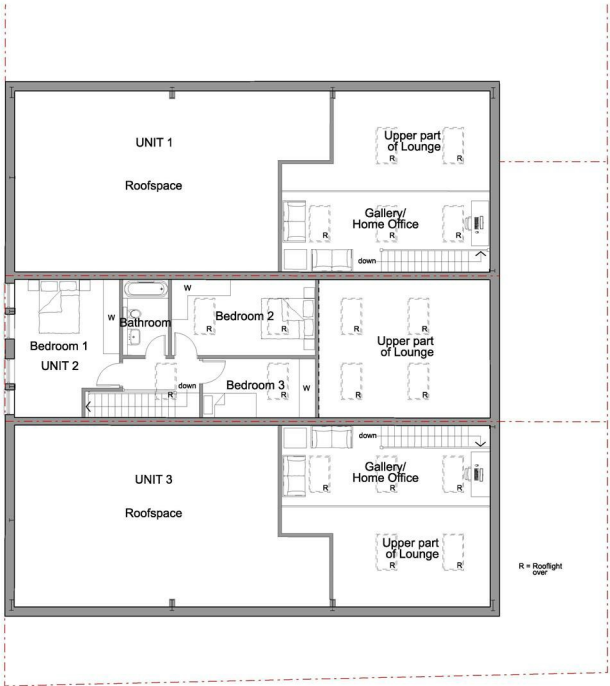


**Oliver
Minton**
Sales & Lettings

**Arches Hall Mews (Development Opportunity), Arches Hall
Latchford, Nr Standon, SG11 1QY
Price Guide £750,000**

Arches Hall Mews
(Development Opportunity)

BEING SOLD WITH
PLANNING PERMISSION -
Change of use of an
agricultural building into 3
dwellinghouse (Class C3)....we
are delighted to offer 'Arches
Hall Mews', an off-plan
development opportunity
adjoining a wonderful Stud
Farm equestrian complex
surrounded by beautiful
Hertfordshire countryside, yet
just a 10 minute drive from the
A10 and the sought-after
villages of Standon &
Puckeridge.

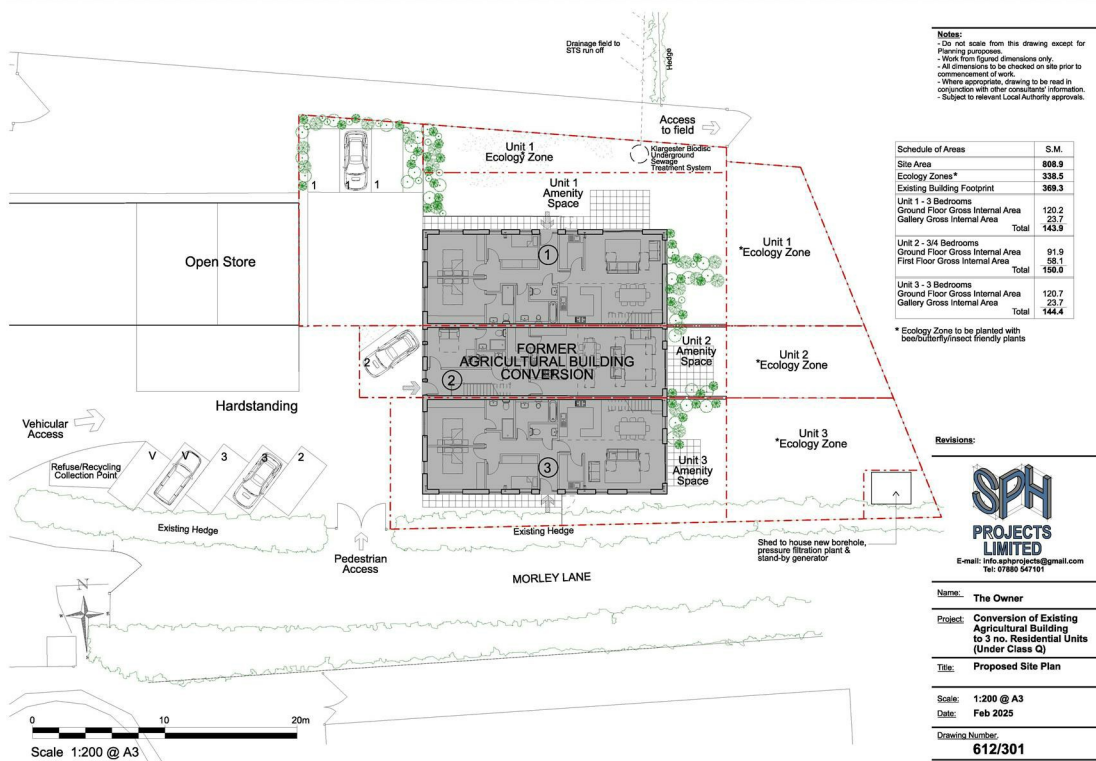


Notes:
- Do not scale from this drawing except for
Planning purposes.
- Work from figured dimensions only.
- All dimensions to be checked on site prior to
commencement of work.
- Where appropriate, drawing to be read in
conjunction with other consultants' information.
- Subject to relevant Local Authority approvals.

Revisions:

SPH
PROJECTS
LIMITED
E-mail: info.sphprojects@gmail.com
Tel: 07880 547101

Name: The Owner
Project: Conversion of Existing
Agricultural Building
to 3 no. Residential Units
(Under Class Q)
Title: Proposed First
Floor Plan
Scale: 1:100 @ A3
Date: October 2024
Drawing Number:
612/106



Notes:
- Do not scale from this drawing except for
Planning purposes.
- Work from figured dimensions only.
- All dimensions to be checked on site prior to
commencement of work.
- Where appropriate, drawing to be read in
conjunction with other consultants' information.
- Subject to relevant Local Authority approvals.

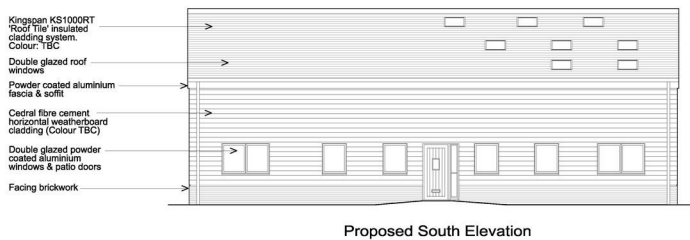
Schedule of Areas	S.M.
Site Area	808.9
Ecology Zones*	338.5
Existing Building Footprint	369.3
Unit 1 - 3 Bedrooms	
Ground Floor Gross Internal Area	120.2
Gallery Gross Internal Area	23.7
Total	143.9
Unit 2 - 3/4 Bedrooms	
Ground Floor Gross Internal Area	91.9
First Floor Gross Internal Area	58.1
Total	150.0
Unit 3 - 3 Bedrooms	
Ground Floor Gross Internal Area	120.7
Gallery Gross Internal Area	23.7
Total	144.4

* Ecology Zones to be planted with
bee/butterfly/insect friendly plants

Revisions:

SPH
PROJECTS
LIMITED
E-mail: info.sphprojects@gmail.com
Tel: 07880 547101

Name: The Owner
Project: Conversion of Existing
Agricultural Building
to 3 no. Residential Units
(Under Class Q)
Title: Proposed Site Plan
Scale: 1:200 @ A3
Date: Feb 2025
Drawing Number:
612/301



THE OPPORTUNITY

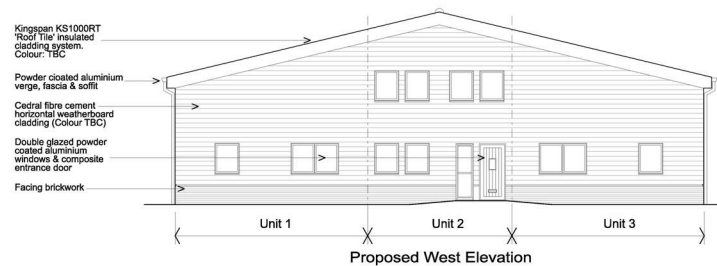
On 10th December 2024, East Herts District Council permitted planning permission for this existing barn to be converted into 3 separate dwellings.

UNIT 1 - 1,549 sq ft with on the ground floor, 3 bedrooms, en-suite bathroom, Utility, Cloakroom and superb open-plan vaulted Living Room/Kitchen and First Floor galleried Home Office/Study area

UNIT 2 - The centre barn with 1614 sq ft and accommodation comprising ground floor Hall, Guest Room/Study, En-suite Shower, Cloakroom, Utility Room, vaulted open-plan Kitchen/Living Room and on the first floor, 3 bedrooms and bathroom.

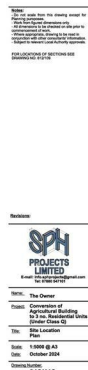
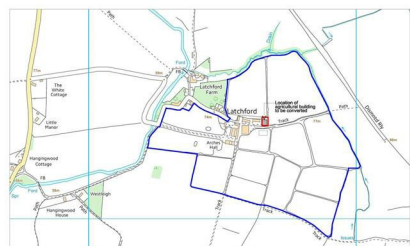
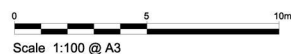
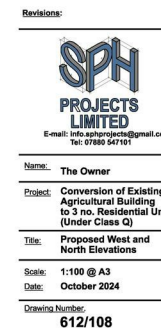
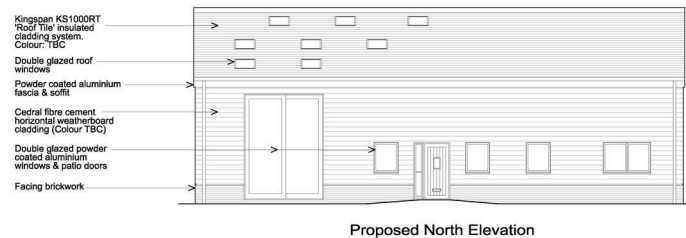
UNIT 3 - 1,550 sq ft with on the ground floor, 3 bedrooms, en-suite bathroom, Utility, Cloakroom and superb open-plan vaulted Living Room/Kitchen and First Floor galleried Home Office/Study area.

All three barn conversions will have allocated parking for 2 cars and their own outside 'amenity spaces' and further 'ecology zones'.



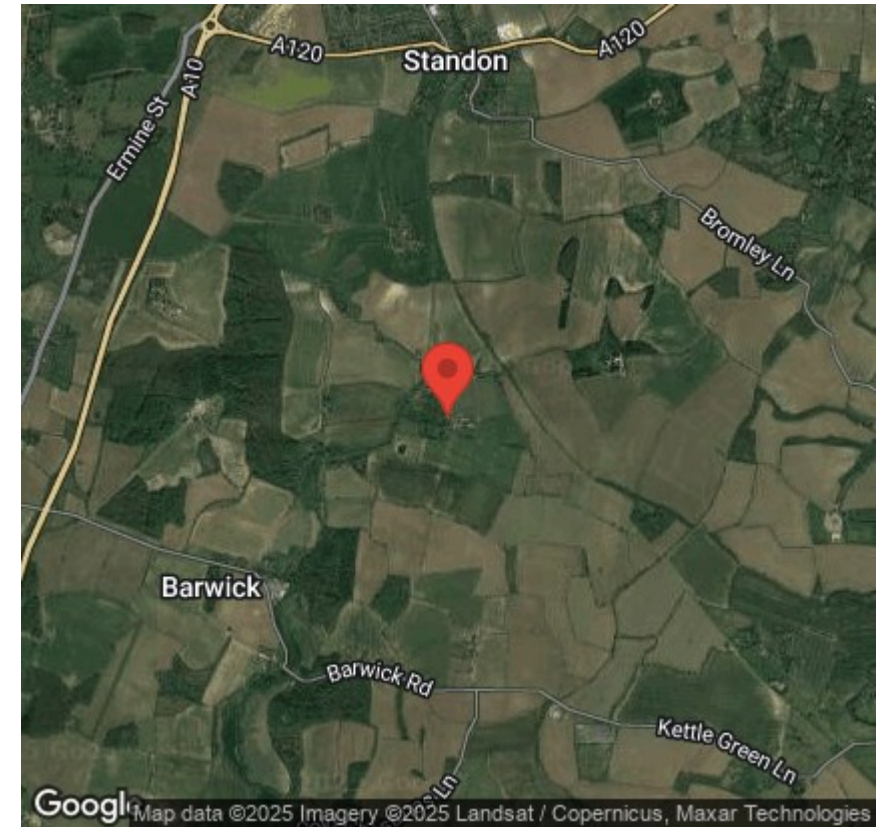
Notes:

- Do not scale from this drawing except for Planning purposes.
- Work from figured dimensions only.
- All dimensions to be checked on site prior to commencement of work.
- Where appropriate, drawing to be read in conjunction with other consultant information.
- Subject to relevant Local Authority approvals.

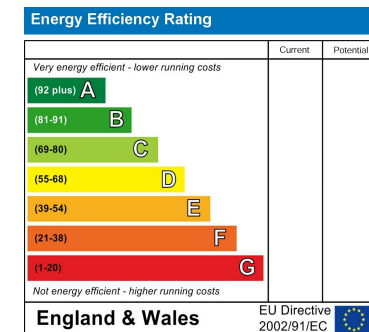




Area Map



Energy Efficiency Graph



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

Tenure: Freehold

Council Tax Band: New Build

Viewing Arrangements:

Strictly by appointment

View all our properties at www.oliverminton.com