



Bedlars Green

Bishop's Stortford, CM22 7TP

Offers in Region of £875,000



Semi-Rural 0.6 Acre site with planning for 4 x 4 Bed Detached Houses approx. 1800 sq ft each (x 1 with garage).

Site Description:

- Semi-rural 0.6 acre plot currently with 1 x low quality 5 x Bed Bungalow (prefabricated but structurally sound but in poor cosmetic condition) with the site representing a prime opportunity for Residential Development which has recently been granted planning approval for 4 x 4 bed detached houses and offers versatility for developing 4 x new units or retaining/renovating the existing bungalow + 2 x new units.

Planning History: (see diagram below for summary)

- UTT/24/2820/FUL Application Submitted for 4 x 4 Bed Detached Houses approx. 1800 sq ft each (x 1 with garage).

- Recommended for Approval by Uttlesford DC but called-in and Refused at Committee on grounds of GEN2 (site Layout)

- Appeal Submitted in May 2025 – the Inspector accepted the layout but dismissed the appeal on a technicality relating to £ contribution to Hatfield Forest (now resolved with a UU)

- UTT/25/1332/OP Outline Application Submitted for 4 x 4 Bed Detached approx. 1800 sq ft each (x 1 with garage) - Reserved matters inc Site Layout (+ Access + Landscaping Design) Confirmed Approval at Committee (17th Sept 2025)

- UTT/25/2877/DFO Reserved matters application for Site Layout (+ Access + Landscaping Design) submitted – (Due Date 26/12/2025)

Links to Planning Applications:

- UTT/24/2820/FUL | Proposed demolition of existing bungalow and erection of 4 no. detached dwellings. | Alpenrose Bedlars Green Bedlars Green Great Hallingbury Essex CM22 7TP

- UTT/25/1332/OP | Outline application with all matters reserved except appearance and scale for demolition of existing dwelling and erection of 4 no. dwellings | Alpenrose Bedlars Green Great Hallingbury Bishops Stortford CM22 7TP

- UTT/25/2877/DFO | Details following outline application UTT/25/1332/OP for for demolition of existing dwelling and erection of 4 no. dwellings - details of layout, access and landscape | Alpenrose

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