



HARRISONS BARN, BIRCHANGER

Bishop's Stortford, Hertfordshire CM23 5QH

WeldonBeesly



Harrisons Barn, Birchanger, Bishop's Stortford CM23 5QH

What3word: [///shameless.blackbird.ruin](#)

A fantastic opportunity to acquire a farm building with permission for conversion to four two-bedroom residential dwellings, extending in total to 452m² (4,865 ft²) gross internal area.

The property is situated in a private position off Harrison's Lane with pleasant views of arable fields to the south. The building offers convenient travel options with access to the M11 being 1.2 miles away, the closest train station is in Bishops Stortford with services to Cambridge and London and Stansted Airport is also a short distance away.

Site area approximately 710m² (7,642ft²) in total.

Stansted Mountfitchet – 1.8 miles

Bishop's Stortford – 2.4 miles

Stansted Airport- 4.5 miles

Sawbridgeworth – 6.6 miles

Method of Sale

The freehold of the property is offered for sale by private treaty as whole.

Guide Price: £525,000

Description

The property has historically been used for

agricultural purposes in association with the adjoining arable farm. Permission under Class Q of the GPDO has been granted for change of use to allow four new dwellings.

Access to the property is off Harrison's Lane.

Planning

Permission has been granted by Uttlesford District Council for change of use and conversion of an agricultural barn to create 4 x two bed dwellings incorporating two levels, installation of fenestration, replacement cladding and roof, associated car parking, amenity areas, landscaping and access arrangement. Application Ref: UTT/24/3011/PAQ3.

Services

Water and electricity is available nearby subject to usual utility connection requirements.

Tenure and possession

The barn is available with vacant possession.

Exchange of contracts and completion

Contracts to be exchanged within 28 working days of the issue of a draft contract by the Vendor's solicitor. A 10% deposit will be payable on exchange of contracts with completion on a date to be agreed.

Anti-Money Laundering

In accordance with the most recent Anti-Money Laundering legislation the purchaser will be required to provide proof of identity and an address to the selling agent once an offer has

been submitted and accepted (subject to contract) prior to solicitors being instructed.

Easements, Covenants and Rights of Way

The property is sold subject to all existing wayleaves, easements, public or private rights of way, covenants and restrictions, whether stated in these particulars or not. The purchaser will be granted a right of way for all purposes along Harrison's Lane (shaded blue) and will be subject to a contribution to maintenance according to use. There is a right of way through the property (shaded brown) for the benefit of land to the east held within title EX498471.

Viewing

Strictly by appointment with the sole selling agent Weldon Beesly (Ref: Edward Broad, Emma Westoby).

Health and Safety

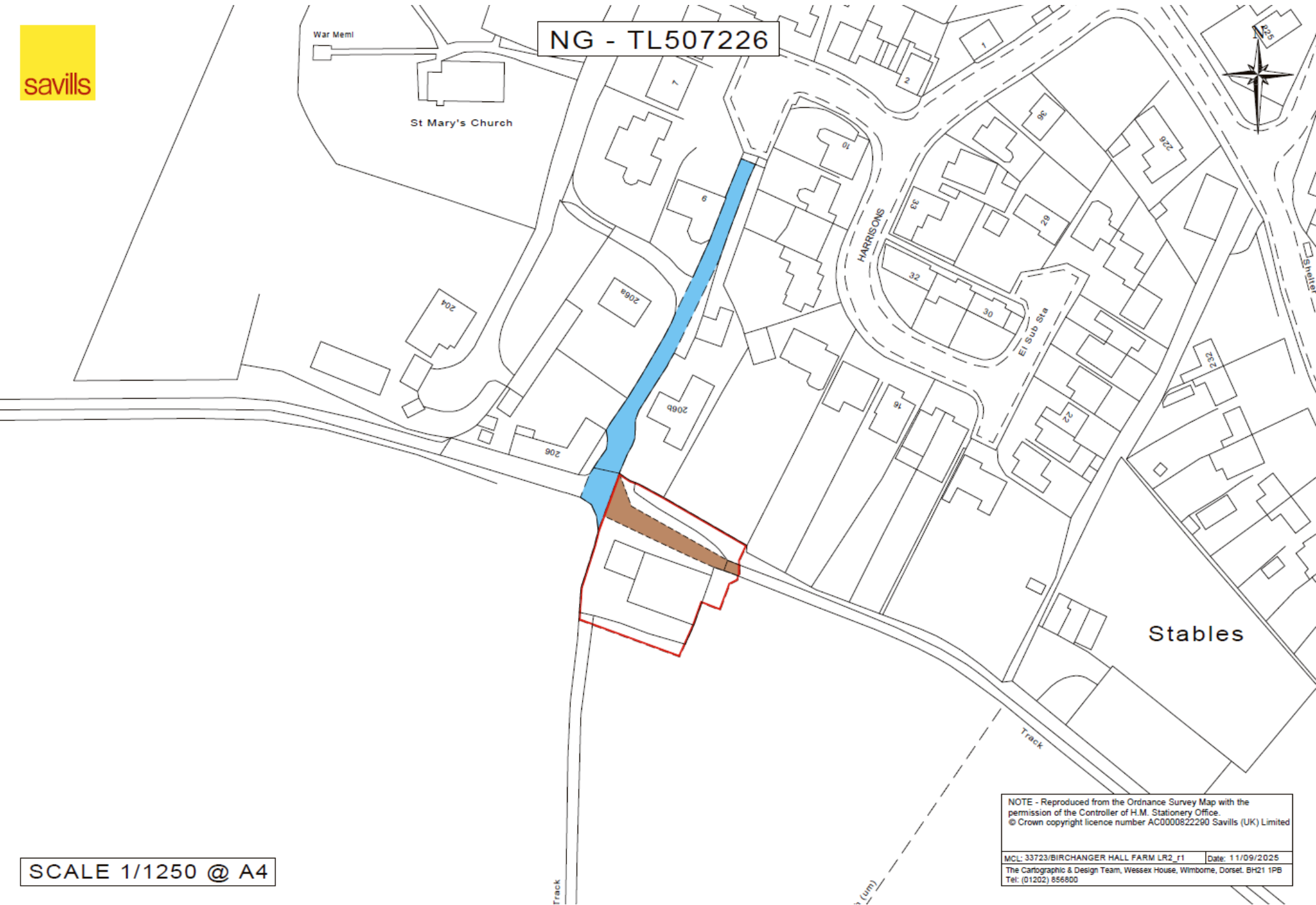
We would ask that you be as vigilant as possible when making any inspection, for your own personal safety and that of others.

Local Authority

Uttlesford District Council.

Property Portal

Planning information, surveys, title documents, legal information and searches can be found in the Weldon Beesly Property Portal. Please contact Weldon Beesly for access to the Property Portal.



NG - TL507226

St Mary's Church

War Meml

HARRISONS

El Sub Sta

Stables

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MCL: 33723/BIRCHANGER HALL FARM LR2_r1 Date: 11/09/2025
The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB
Tel: (01202) 856800

SCALE 1/1250 @ A4

Track

Track

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- MATERIALS LEGEND**
- ① Powdercoated profiled metal cladding
 - ② Varying width vertical timber cladding
 - ③ Polyester powdercoated aluminium windows doors and rooflights (grey)
 - ④ Polyester powdercoated rainwater goods (grey)
 - ⑤ Louvered flat roof canopies
 - ⑥ Hit and miss treated timber slats
 - ⑦ Schwegler integrated bird / bat box

NORTH ELEVATION

SOUTH ELEVATION

CAMPBELL McCRAE Limited
architectural services

Chapel House, 2 The Siles, Gossamchester, Huntingdon, Cambridgeshire, PE27 2JF
Tel: 01480 400073 Web: www.campbell-mccrae.co.uk
Registered number: 703254. Registered in England and Wales. Registered address: 88 High St, Romsey, Cambs, PE26 1BS

Project:

Barn at Harrison's, Birchanger

Drawing title:

Proposed elevations (north & south)

Scale:

1:50@A1

Date:

Sept 24

Drawg No:

22437_04

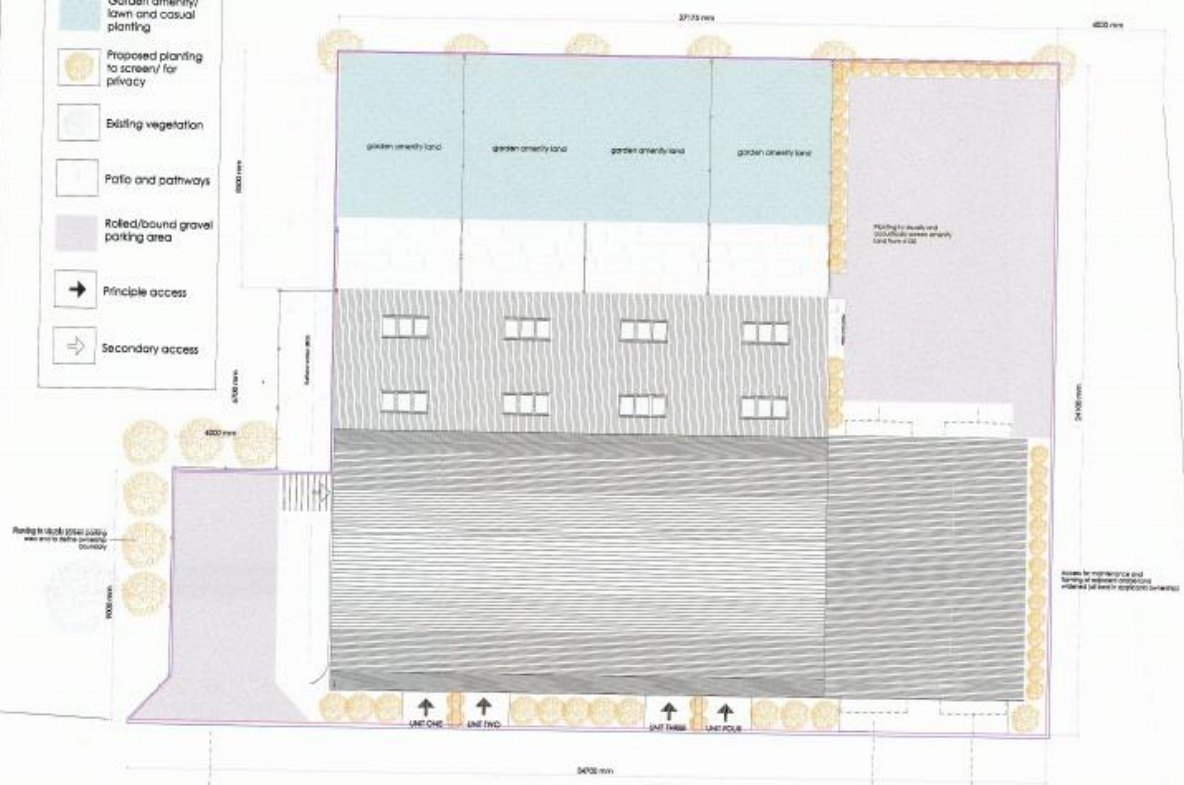
Revision:

Be figured dimensions only, no net scale.
Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.



Total Site Area: 710m²
 Total Footprint: 330m²
 Total GIA: 452m²

- LANDSCAPING KEY**
- Garden amenity/lawn and casual planting
 - Proposed planting to screen/for privacy
 - Existing vegetation
 - Patio and pathways
 - Rolled/bound gravel parking area
 - Principle access
 - Secondary access



Roof/site plan (1:100 scale)

CAMPBELL McCRAE Limited
 architectural services

Project: Barn at Harrison's, Birchanger
 no. 206b
 Drawing title: Proposed roof/site layout plan and Location plan
 no. 206

Scale: As noted@A1
 Date: Sept 24
 Drwg No: 22437_01
 Revision: B

Chapel House, 5 The Pines, Gossamsheale, Huntingdon, Cambridgeshire, PE29 2JF
 Tel: 01480 433073 Web: www.campbell-mccrae.co.uk
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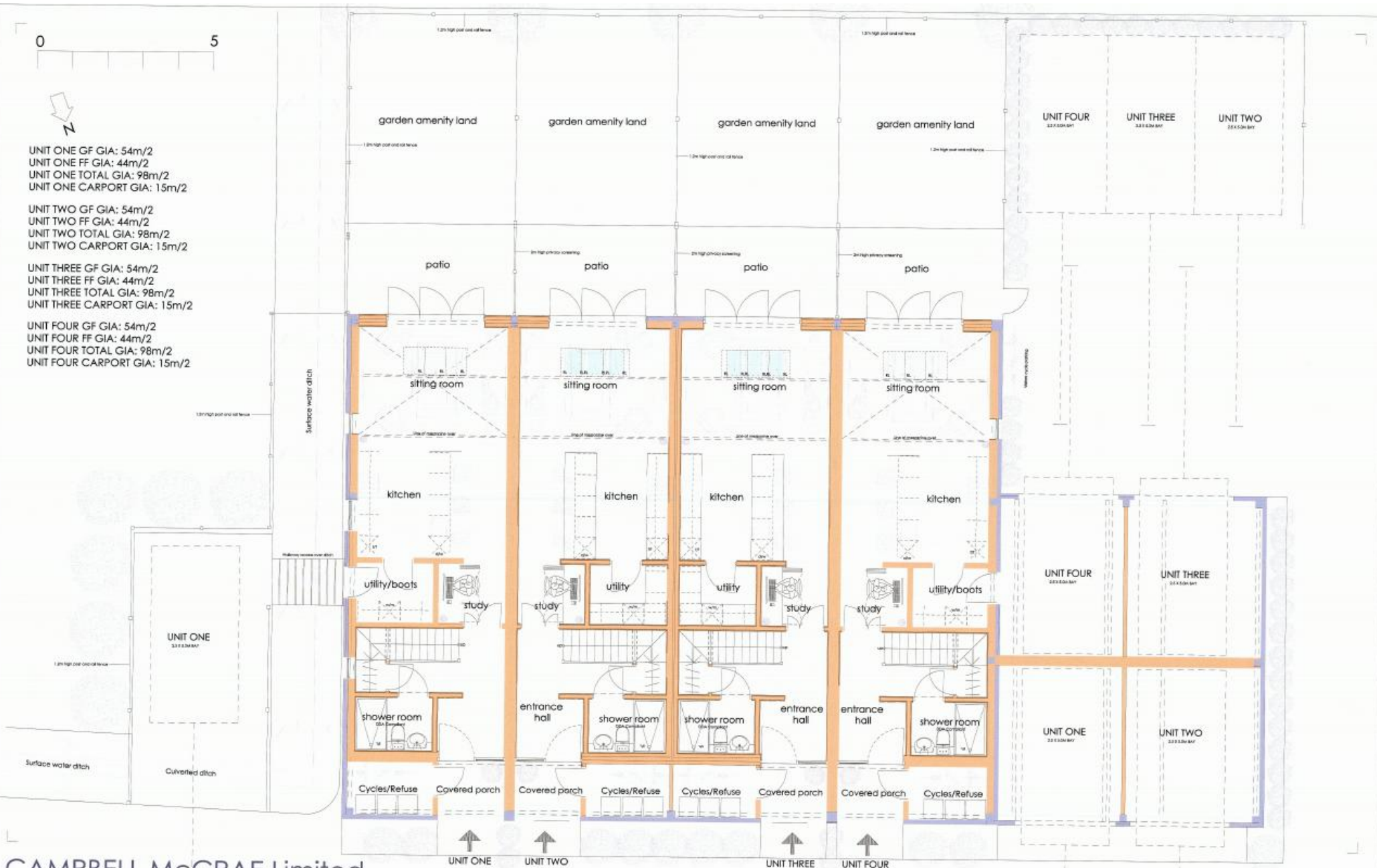


UNIT ONE GF GIA: 54m²
UNIT ONE FF GIA: 44m²
UNIT ONE TOTAL GIA: 98m²
UNIT ONE CARPORT GIA: 15m²

UNIT TWO GF GIA: 54m²
UNIT TWO FF GIA: 44m²
UNIT TWO TOTAL GIA: 98m²
UNIT TWO CARPORT GIA: 15m²

UNIT THREE GF GIA: 54m²
UNIT THREE FF GIA: 44m²
UNIT THREE TOTAL GIA: 98m²
UNIT THREE CARPORT GIA: 15m²

UNIT FOUR GF GIA: 54m²
UNIT FOUR FF GIA: 44m²
UNIT FOUR TOTAL GIA: 98m²
UNIT FOUR CARPORT GIA: 15m²



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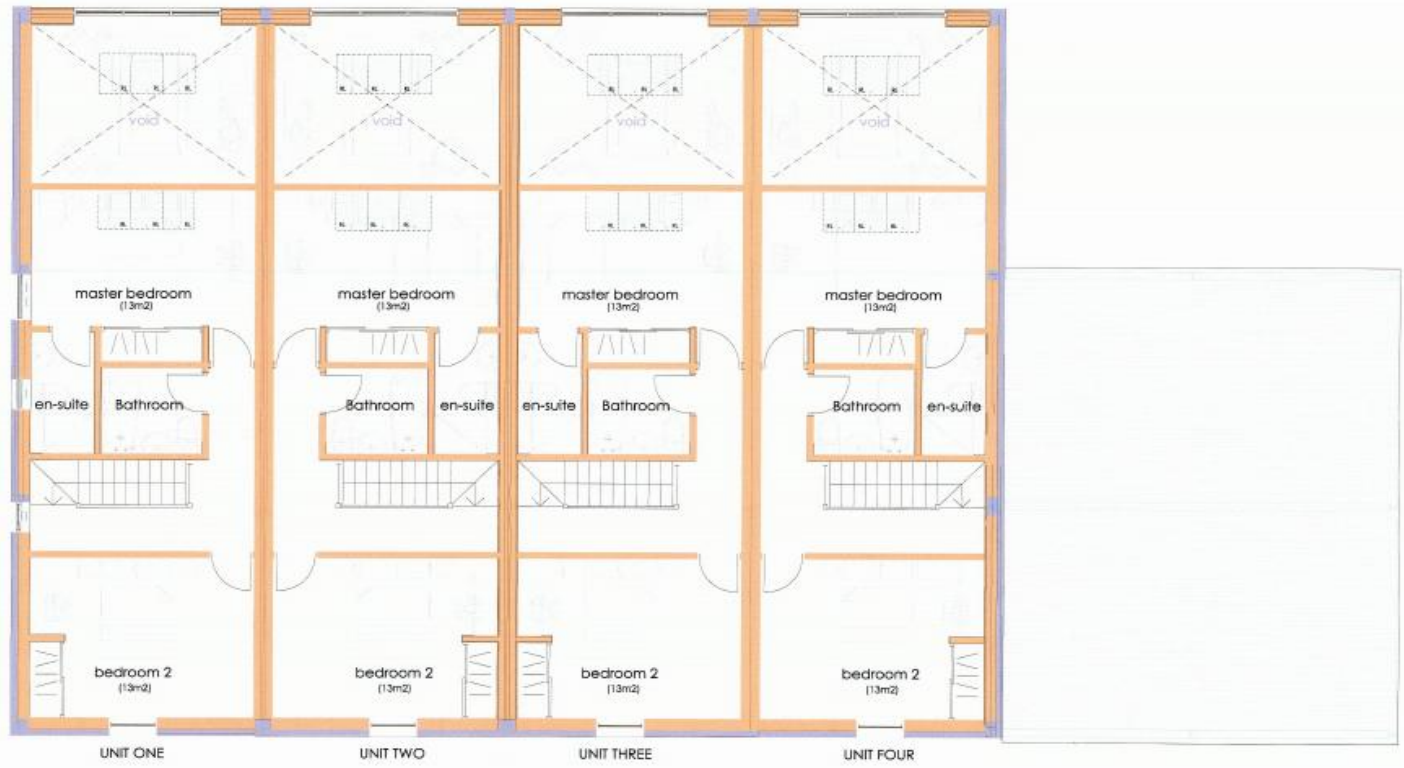
Chapel House, 3 The Stiles, Godmanchester, Huntingdon, Cambridgeshire, PE29 7JF
Tel: 01455 433073 Web: www.campbellmccrae.co.uk
Registered number: 7003874 Registered in England and Wales Registered address: 88 High St, Ramsey, Cambs, PE26 1BS

Project: Barn at Harrison's, Birchanger

Drawing title: Proposed ground floor plan

Scale: 1:50@A1 Date: Sept 24 Dwg No: 22437_02 Revision:

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Tel: 01480 433079 Web: www.campbell-mccrae.co.uk
Registered number: 7650914, Registered in England and Wales. Registered address: 88 High St, Ramsey, Cambs, PE26 1BS

Project:

Barn at Harrison's, Birchanger

Drawing title:

Proposed first floor plan

Scale:

1:50@A1

Date:

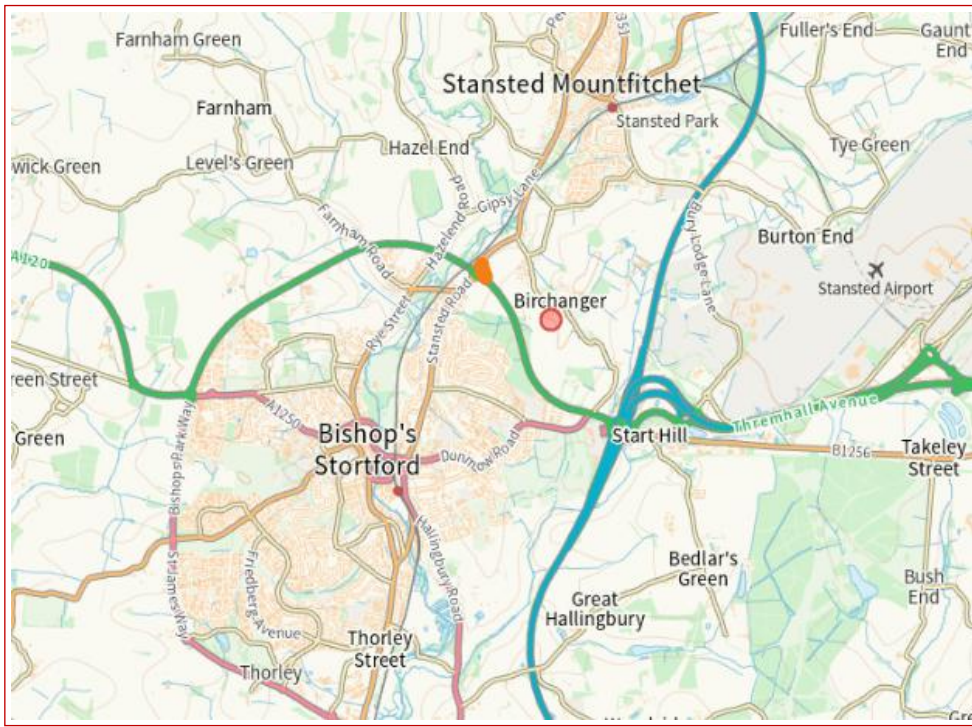
Sept 24

Dwg No.:

22437_03

Revision:

Use figured dimensions only, do not scale.
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IMPORTANT NOTICE

Weldon Beesly, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of face. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Weldon Beesly have not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise. 3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is/are responsible for making their own enquiries in this regard. 4. Particulars of sale prepared in September 2025 and photographs taken in September 2025. 5. If there is any point you need clarification on, please contact the office in the first instance to avoid a wasted journey to the property.

WeldonBeesly

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Hitchin 01462 557780

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www.weldonbeesly.com

WeldonBeesly

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