



## Residential Land: Bishop's Stortford

Offers in Excess of  
£2,900,000

### CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

Lodge Farm is a collection of existing and proposed residential dwellings arising from the refurbishment and replacement of existing dwellings and development of a former farmyard. The consented development will result 9 dwellings in a sought-after location.

This development offers:

- Semi Detached Cottage for Refurbishment
- Existing 4-bedroom Barn Conversion
- Traditional Barns with Consent for 4 Residential Units
- Modern Grain Store with Consent for 2 Residential Units
- Detached 3-bed Bungalow with Consent for a Replacement Two-Storey Dwelling.
- Modern Dutch Barn with Scope for Development (STPP)

## DETAILS

### LOCATION

Lodge Farm is located east of Woodside Green on the edge of Hatfield Forest, approximately 3 miles from Bishops Stortford. Approached over National Trust owned common land, the property is formed from a former farmyard with a range of traditional and modern farm buildings.

Postcode & What3Words

The postcode for the property is CM22 7UG.

The What3Words location is: [///presented.puddings.ponies](https://www.what3words.com/presented.puddings.ponies)

### 2 MONKSWOOD COTTAGE & FORMER COACH HOUSE BUILDING

Monkswood Cottage sits adjacent to and overlooks National Trust common land.

This is a period (unlisted) semi-detached property extended to provide 4-bedrooms.

The cottage has an adjoining garden, parking and substantial brick-built former coach house outbuilding.

The property needs modernisation throughout.

The property has independent electric and water supplies.

It is considered the outbuilding offers scope for additional development, either as an annexe, storage or home office subject to the necessary consents.

The approximate GIA of the dwelling is: 88 sqm / 947 sqft

The outbuilding extends to approximately: GIA: 64.4 sqm / 693 sqft

### BARN COTTAGE

Barn Cottage is a deceptively large Grade II Listed barn conversion, offering extensive ground floor accommodation and 4 bedrooms to the first floor.

The property would benefit from modernisation.

There is substantial garage and storage building together with gardens and parking.

The Dwelling is approximately GIA: 156.5 sqm / 1684 sqft

The Outbuilding is approximately: 22.3 sqm / 240sqft

### **LODGE FARM TRADITIONAL BARN**

Lodge Farm includes an existing range of Listed traditional timber framed farm buildings extending to approximately GEA: 744 sqm / 8008 sqft.

Planning consent is granted for conversion to 4 residential units as follows:

- Barn 1 " 2 bed " approx. 71 sqm / 766 sqft NIA
- Barn 2 " 3 bed " approx. 256 sqm / 2761 sqft NIA
- Barn 3 " 3 bed " approx. 133 sqm / 1443 sqft NIA
- Barn 4 " 4 bed " approx. 339 sqm / 3656 sqft NIA

### **LODGE FARM GRAIN STORE**

The existing grain store has permitted development rights confirmed for conversion to 2 substantial modern dwellings with countryside views.

Existing GEA: 355.25 sqm / 3824 sqft

Proposed Accommodation:

- 4/5 bed dwelling " approx. 226sqm / 2432sqft
- 4/5 bed dwelling " approx. 226sqm / 2432sqft

### **MONKSWOOD BUNGALOW**

Monkswood Bungalow is a 3-bedroom detached bungalow with a picturesque farmland view with consent to knock down and rebuild with a two storey, 4-bedroom detached dwelling with separate double garage.

The consented dwelling and outbuilding extend to approximately: 230sqm / 2482sqft. GIA.

### **LODGE FARM DUTCH BARN**

The existing modern, steel-framed Dutch Barn has no planning consent and has been used for agricultural storage.

It is considered there is scope for alternative uses including further residential use, subject to the necessary planning consent and agreement from the National Trust in regard access (further detail available from the selling agent).

The building extends to approximately GEA: 555.75 sqm / 5971 sqft

## **LEGAL**

### **TOWN PLANNING**

The local authority is Uttlesford Council.

A planning summary is available to download.

Further details of the relevant applications are available on request.

The Purchaser must satisfy themselves as to the planning history.

### **SERVICES**

#### Foul Water

The Vendor will install a new sewerage treatment plant in the garden of 2 Monkswood Cottage (this provision is shared with 1 Monkswood Cottage).

The Purchaser will provide the necessary foul treatment works to serve the existing dwelling Barn Cottage, Monkswood Bungalow and all new dwellings. The Vendor will grant reasonable rights for treated water outfalls onto the Vendors retained land at points X and Y (as necessary).

#### Electric

Monkswood Cottage, Barn Cottage and Monkswood Bungalow have their own independent electrical supplies. There is also an existing electrical supply to the farm buildings.

The Purchaser shall acquire the existing electric services.

The Vendor will grant reasonable rights for any new electrical supply to cross their retained land to serve the development through an agreed service corridor.

The Vendor will retain reasonable rights to lay services over the sale land.

#### Water

Monkswood Cottage, Barn Cottage and Monkswood Bungalow have their own water supplies.

The farm buildings and Lodge Farmhouse are on a single shared supply.

The Purchaser will install any necessary water services to their development.

The Purchaser will provide a new water connection to Lodge Farmhouse.

The Purchaser will provide a new water connection for farm use.

The Vendor will grant reasonable rights for the new water services to cross their retained land to serve the development through an agreed service corridor.

The Vendor will retain reasonable rights to lay services over the sale land.

This plan is not to scale and is for indicative use only.

### Communications

Gigaclear fibre optic cable is installed to the frontage of the property.

### **ACCESS**

The greensward on the frontage is owned by the National Trust. Access over the greensward is documented with the National Trust.

The Vendor and Purchaser will share rights of access over the green drive (A-B).

Internally the Vendor will retain a right of way to their retained land over the route shaded yellow (B-C). This will be installed by the Purchaser to an agreed specification.

The Vendor has installed a separate access for their own purposes over the frontage. The Purchaser does not have use of this.

### **WAYLEAVES AND EASEMENTS**

The property is sold with all existing wayleaves and rights of access for maintenance, repair and replacement of existing services whether mentioned in these particulars or not. .

The Purchaser will have the right to connect new services over the adjoining retained land for water, electric, telecoms and foul drainage.

### **TENURE AND POSSESSION**

The property will be sold with vacant possession on completion.

### **NOTICE**

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption

should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

---

**Whirledge  
&Nott**

Land • Property • Development