



In excess of
40 acres of land



International
Horse-Riding Centre



Three separate
dwellings on site



Brick Built Stables and
Covered Ménage



Prime Development
Opportunity STP

**Expressions of interest
by the 19th of March 2025**

Local Authority:
East Hertfordshire District Council



Property Overview

This exceptional development opportunity is located within East Hertfordshire and lies outside the Green Belt, offering a rare chance for developers to bring forward a scheme in a highly sought-after area.

The site benefits from its strategic location, access to local amenities, and strong transport links, making it a prime candidate for residential or mixed-use development. Providing easy access to London, Cambridge and Stansted Airport

Key Features

- **Location:** Situated within East Hertfordshire, in close proximity to major towns and transport networks.
- **Planning Status:** The site is not within the Green Belt, providing fewer planning constraints and a higher likelihood of successful development proposals.
- **Potential Use:** Ideal for residential, mixed-use, or other sustainable developments subject to planning permission.

Executive Summary

We believe this scheme offers an excellent opportunity for:

- Residential development, subject to the necessary consents
- Equestrian facility
- Redevelopment by a private individual leveraging the existing buildings and infrastructure

Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Site Details:

1. HD491755

- **Size:** 8.50 acres
- **Description:** The plot has historically been used for pig rearing. It includes several disused buildings contributing a total of 1,120 sq m of agricultural structures.
- **Access:** Located to the north off Ermine Street.

2. HD493516: Willow Tree Farm

- **Size:** 2.602 acres
- **Description:** In the past the site has been a very well known international training centre with excellent facilities, it is now offered as suitable for top class competition horses and training centre. Willow Tree Farm also benefits from a large detached house measuring 1100 sq ft which would suit as staff quarters or owner occupier. In addition a separate brick built office is available.
- **Included within this title are the following amenities:**
 - Indoor arena 20x40 with gallery and seating area
 - Waxed surface and watering system indoors
 - International size outdoor 20x60 Ménage that is floodlight with watering system & jumping lane
 - 15 stable block of Scotts boxes
 - 5 Loddon boxes
 - 11 brick built boxes
 - 3 wooden boxes
 - Monarch horse Walker
 - Round pen
 - Ample storage for equipment, hay, and straw, as well as lorry parking
 - Office and additional clubroom
 - Jump storage area
 - Small turnout paddocks
 - Five bed house with two bathrooms and conservatory
 - Easy access to centre without country road limitations
 - Ideally situated for access to competition venues
 - Excellent hacking in area
 - Good size car park
- **Access:** Via a single-track road off Ermine Street. The site includes mostly hard landscaping with 1,600 sq m of built form.

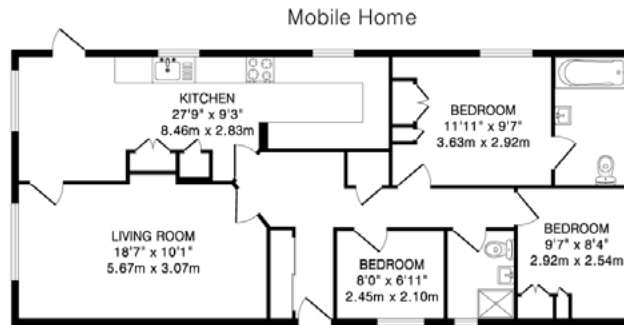
3. HD239043

- **Size:** 25.850 acres
- **Description:** This title includes ancient woodland and grazing land.
A mobile home is located on site which measures 897 sq ft and consists of three bedrooms, a large kitchen and en suite bathroom. In accordance with the planning permission the use is restricted to persons wholly or mainly employed in connection with Contessa riding centre.
- **Access:** Off Ermine Street.

4. The Gables

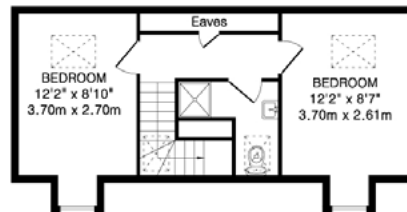
- **Size:** 3.93 acres
- **Description:** The site offers beautiful views across open countryside. Subject to necessary planning consents, the existing home could be rebuilt and enhanced into a spectacular family residence. The current home, requires modernisation, and measures 2534 sq ft plus a undercroft garage of 1278 sq ft. Currently The Gables has four large bedrooms, two bathrooms, a large living room and dining area with two conservatories. Accompanied by 430 sq m of outbuildings. The Gables grants rights of way to Woodlands (HD610904). Continued right of access will need to be provided to Woodlands.
- **Features of this home:**
 - 4 large bedrooms one en-suite
 - 2 bathrooms
 - Large lounge
 - Reception area
 - 2 conservatories
 - 2 small w/c
 - Kitchen
 - Requires refurbishment
 - Large two car garage plus area that runs under the house for ample storage and also huge loft area
 - Large garden with 2 fish ponds
 - Greenhouse



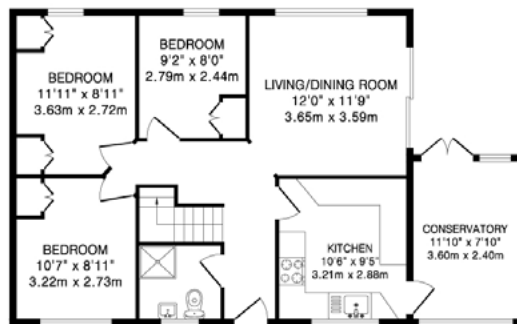


897 sq.ft.(83.3 sq.m)approx.

Willow Tree Farm

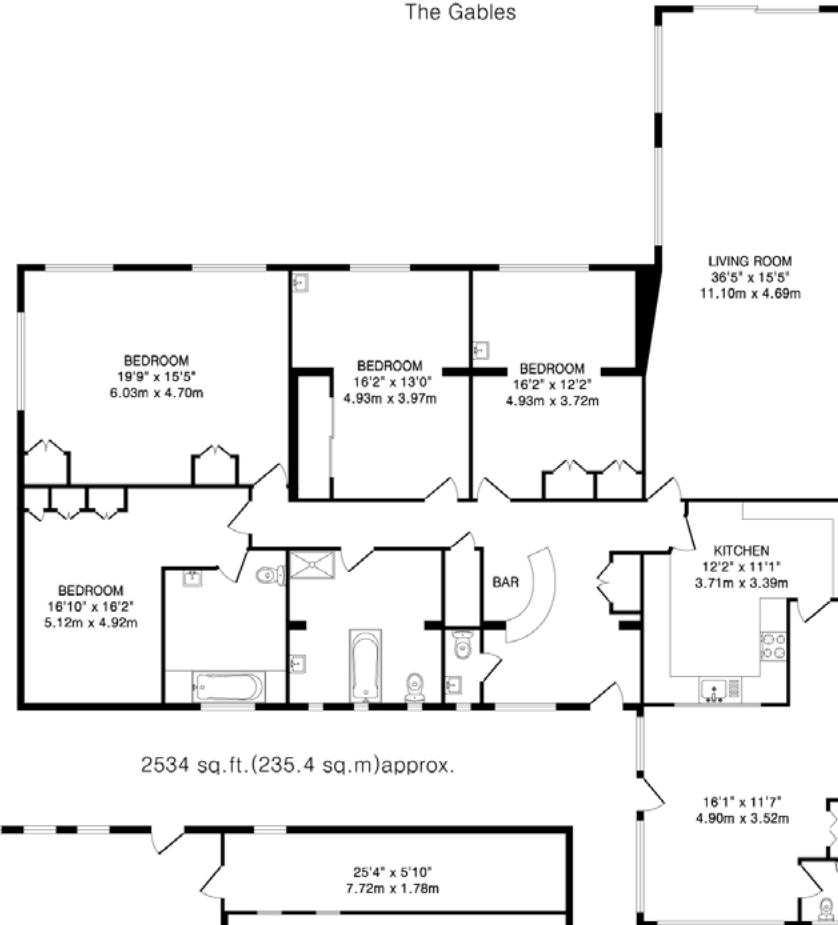


First Floor
351 sq.ft.(32.6 sq.m)approx.

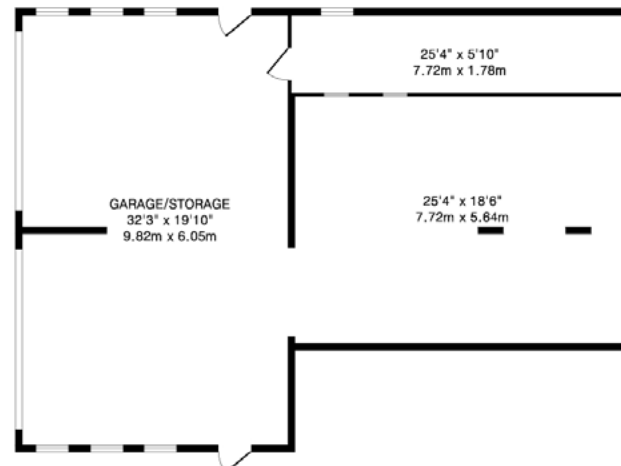


Ground Floor
764 sq.ft.(70.9 sq.m)approx.

The Gables



2534 sq.ft.(235.4 sq.m)approx.



1278 sq.ft.(118.7 sq.m)approx.

TOTAL FLOOR AREA: 5824 sq.ft.(541.0 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Relevant Planning Policy

Development within East Hertfordshire is guided by the East Herts District Plan 2018, which sets out policies to ensure sustainable and high-quality development across the district. Key policies applicable to this site include:

1. Policy DPS2: The Development Strategy 2011-2033

Supports the delivery of sustainable development in identified towns and villages within the district. This site's location aligns with the strategy to focus growth in areas outside the Green Belt.

2. Policy GBR1: Green Belt

As the site is located outside the Green Belt, it is not subject to the restrictive policies outlined in this section, making it more favorable for development.

3. Policy HOU1: Housing Delivery

Encourages the delivery of new housing to meet the district's identified needs. This site offers the opportunity to contribute to local housing targets, particularly with a mix of dwelling types and tenures

4. Policy DES4: Design of Development

Requires high-quality design that respects local character and contributes positively to the area. Developers are encouraged to propose schemes that enhance the visual and functional quality of the environment.

5. Policy TRA1: Sustainable Transport

Emphasise the need for developments to be well-connected and promote sustainable modes of transport. This site's proximity to transport links will support compliance with this policy..

6. Policy CFLR1: Open Space, Sport, and Recreation

Highlights the importance of providing open space and recreational facilities as part of new developments. Incorporating such features into the scheme will enhance the site's appeal.



Market Potential

East Hertfordshire is renowned for its thriving communities, excellent schools, and picturesque countryside. With growing demand for housing and limited development opportunities outside the Green Belt, this site presents an unparalleled investment prospect.

Next Steps

Developers are encouraged to:

- Conduct pre-application discussions with East Herts Council to refine the development proposal.
- Engage with planning consultants to ensure alignment with the District Plan and other relevant policies.
- Prepare a high-quality design proposal that leverages the site's strategic advantages.



Contact Information

For further details, to arrange a site visit, or to discuss offers, please contact **Jonathan Searles** on **07739 124 903** or **jonathan.searles@ashtons.co.uk**

Expressions of interest must be submitted by March 19th 2025.



Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2018 equated to £38.00 per referral.