



Bedlars Green

Bishop's Stortford, CM22 7TP

Offers in Region of £850,000



Description from Seller:

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

Prime Semi-Rural Development Opportunity: 0.6 Acre Site with Planning for Four Detached Homes

This generous 0.6-acre semi-rural plot, situated in the picturesque Hamlet of Bedlars Green (part of Great Hallingbury), benefits from full planning approval for the construction of four new 4-bedroom detached houses, each approximately 1,800 sq ft (including one with a garage). All units will feature private off-road parking.

Key Site Features and Location:

1. **Location:** Tucked away on a quiet, picturesque lane that doubles as a popular Public Right of Way for local dog walkers and visitors to the nearby 1,000-acre National Trust ancient woodland, Hatfield Forest. The site adjoins open farmland, offering a tranquil, friendly setting.
2. **Accessibility:** Excellent transport links are provided by the nearby M11 (connecting London and Cambridge). Fast, reliable rail services are available from Bishops Stortford and Stansted Airport.
3. **Local Amenities:** The site is in close proximity to the attractive market towns of Bishops Stortford and Great Dunmow, as well as the villages of Hatfield Broad Oak and Stansted. The area also boasts a strong selection of high-performing state and prestigious private schools.

Current Status and Planning:

1. **Existing Structure:** The plot currently hosts a single 5-bedroom bungalow, which is structurally sound but requires cosmetic upgrading.
2. **Development Options:** The site offers flexibility for development: either the proposed four new units or a scheme retaining/renovating the existing bungalow plus two new units.
3. **Planning References:**
4. **Outline Planning Approved:** Ref: UTT/25/1332/OP
5. **Reserved Matters Approved:** Ref: UTT/25/2877/DFO

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.