

Chas R

LOWE

Est. 1876

Plot 2 Plot 2 Chestnut Farm, Woodfield Lane
£500,000 Freehold





Nestled within 2.96 acres (STV) of Essendon countryside this secluded plot accessed by a private road. Offers an exclusive once-in-a-lifetime opportunity for families or developers to create a bespoke conversion, a 3 bedroom 147.15 sq mtr's detached home, this plot comes with full planning permission Welwyn and Hatfield planning Ref Number 6/2024/1570/PN10

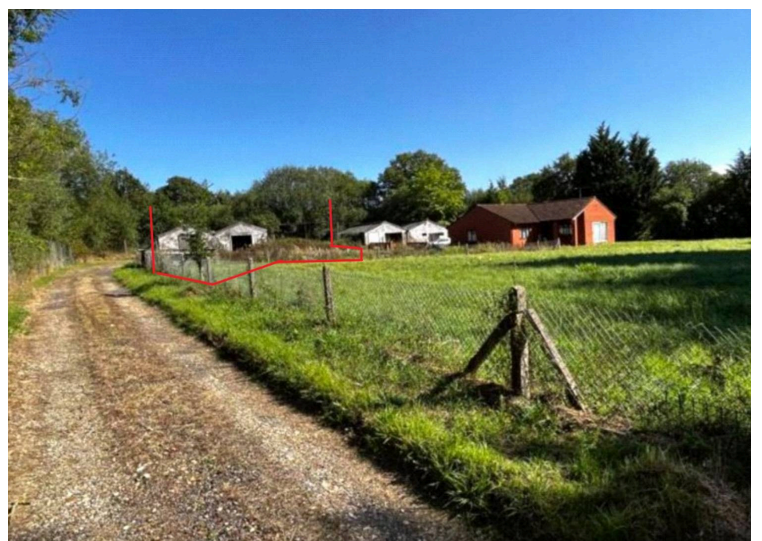
Paragraph taken from Planning statement by PNA:

(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres

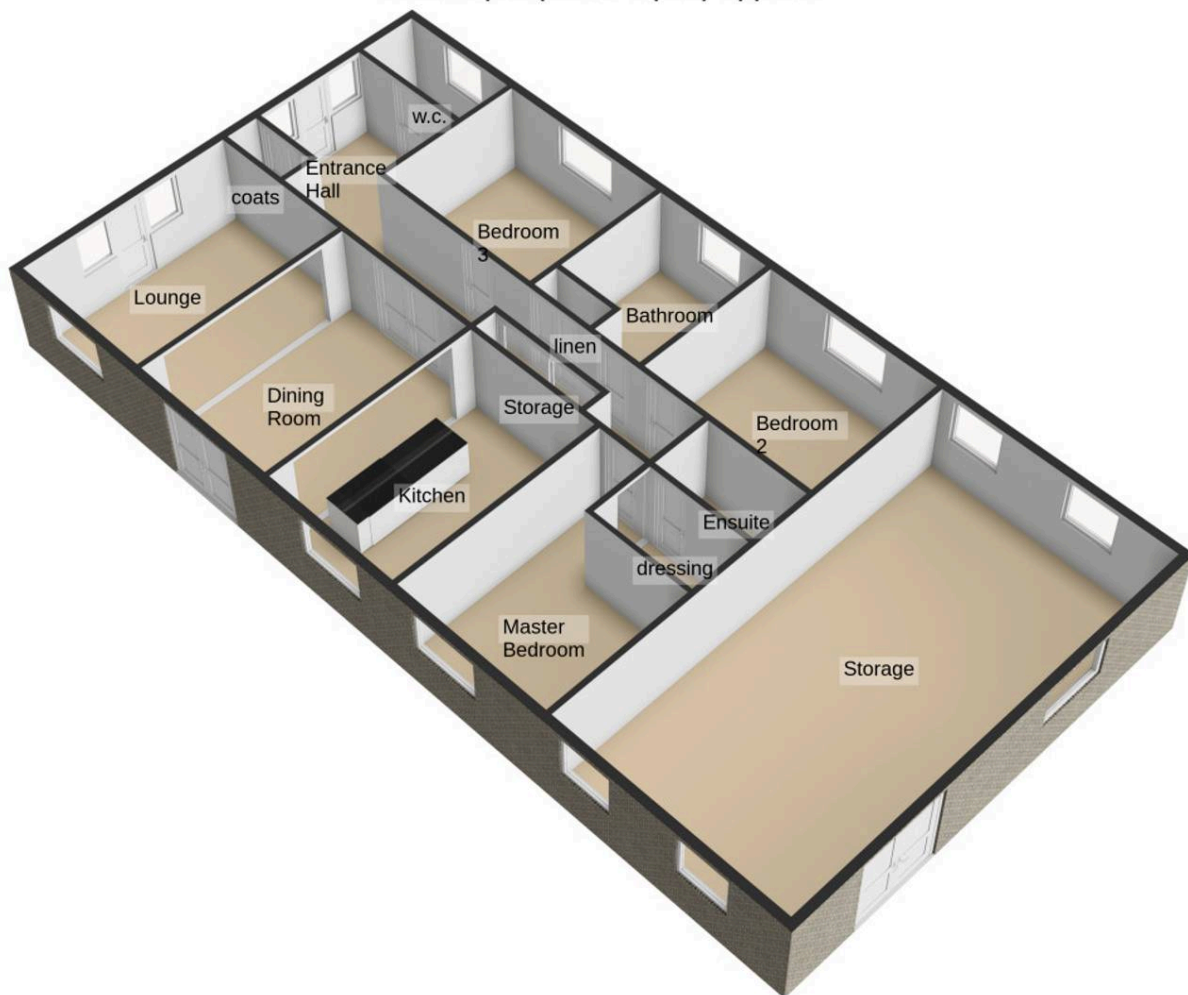
The existing agricultural barn has a footprint of 208sq m and our submitted proposals propose converting 147.15sq m of this to residential use with the remainder remaining in storage use. Our proposals do not therefore exceed the 150sqm maximum floor space above.

Welwyn Hatfield Borough Council hereby confirm that their PRIOR APPROVAL IS REQUIRED AND GIVEN for the proposed development which meets the above requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 at the address shown, as described by the description, and in accordance with the information that the developer provided to the Local Planning Authority.

Development: Prior approval for the change of use and conversion of existing agricultural storage building to one 3-bedroom dwelling



Ground Floor
1584 sq.ft. (147.2 sq.m.) approx.



Total Floor Area : 1584 sq.ft. (147.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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- 1. Money Laundering Regulations:** Prospective purchasers will be required to provide identification documents at a later stage. We kindly request your cooperation to ensure there is no delay in progressing the sale.
- 2. General Information:** Whilst every effort is made to ensure these particulars are fair, accurate, and reliable, they are provided as a general guide only. If any aspect is of particular importance, please contact our office and we will be happy to verify the details for you, especially if you are planning to travel a significant distance to view the property.
- 3. Measurements:** All measurements are provided for guidance purposes only and should not be relied upon as exact.
- 4. Services:** We have not tested any services, systems, or appliances within the property. Prospective buyers are advised to obtain their own surveys or service reports prior to finalising any purchase.
- 5. Disclaimer:** These particulars are issued in good faith but do not constitute statements of fact or form part of any offer or contract. All information should be independently verified by prospective buyers or tenants. Neither the company nor its employees or agents are authorised to make or provide any warranties or representations regarding the property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks in accordance with regulations set by HM Revenue and Customs (HMRC) for all property transactions. It is a legal requirement for both buyers and sellers to complete these checks successfully before any transaction can proceed.

For buyers, where any part of the purchase funds are being provided as a gift, the individual(s) providing the gifted funds will also be required to undergo AML checks.

We utilise Coadjute's Assured Compliance service to undertake these AML checks. A fee of £27.00 plus VAT will be charged per individual for each AML check conducted.