



Four Acre Farm, Broadoak End, Hertford

SG14 2JA

Price Guide £650,000



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## Four Acre Farm Broadoak End, Hertford, SG14 2JA

An exceptionally rare opportunity to purchase a detached modern barn set within approximately 4 acres benefiting from planning permission for conversion into a 4 bedroom family home of approximately 2000 sqft. with adjacent detached garage block. The property is located towards the end of this pretty, private country lane on the edge of Hertford itself. Planning Ref: 3/25/0833/FUL. The land will be subject to an overage clause for anymore than one dwelling. Informal bids by 20th February 2026.

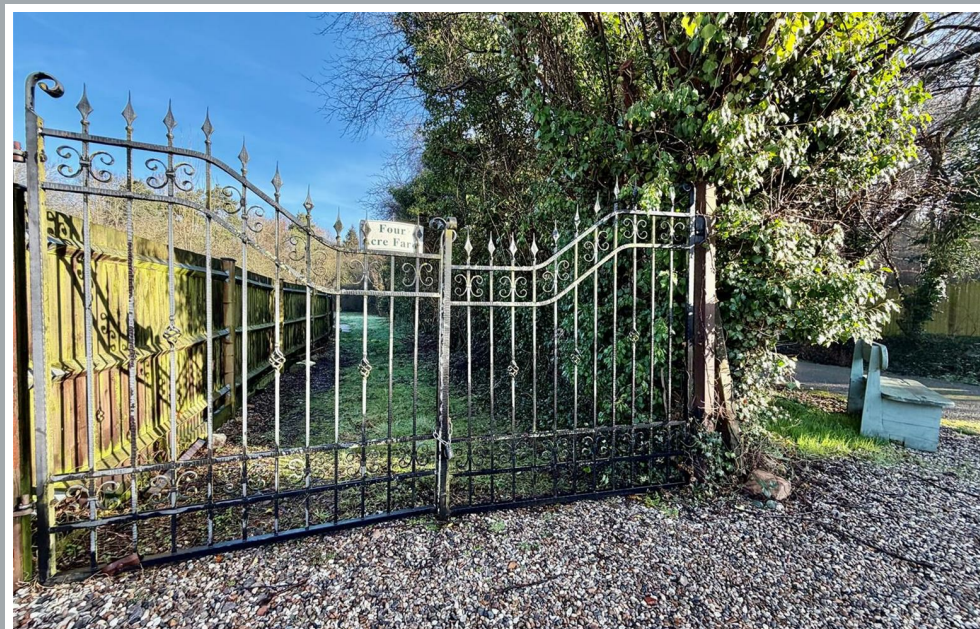
Broad Oak End is a private lane forming part of the original grounds of Broad Oak Manor, which is now a retirement home. The surrounding woodlands and countryside provide an excellent feeling of escapism, yet the property is just over 1 mile away from Hertford North mainline station, which offers fast services to London's Finsbury Park, Moorgate and Kings Cross. Hertford town centre is also a short distance away.





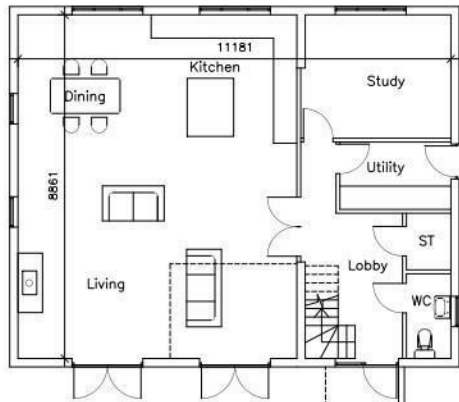
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



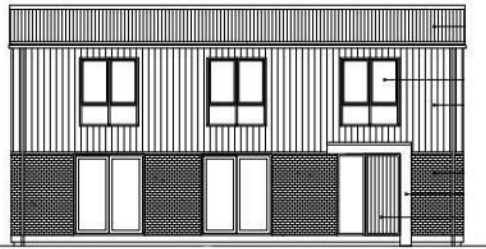


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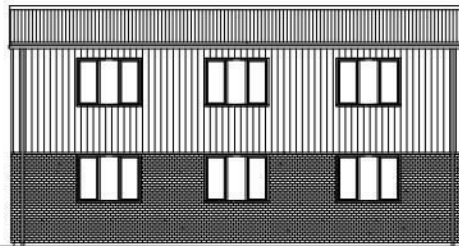




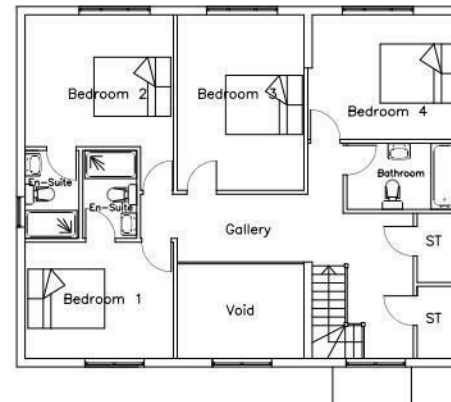
Proposed ground floor plan 198m<sup>2</sup> Total GIA



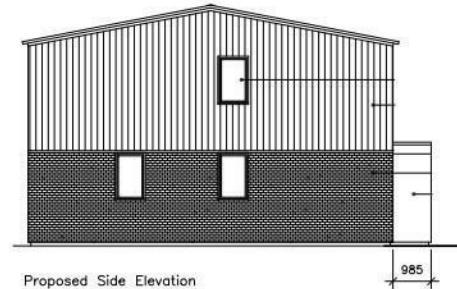
Proposed Front Elevation



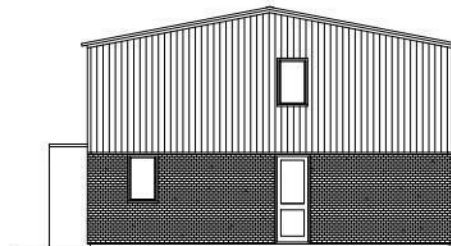
Proposed Rear Elevation



Proposed first floor plan



Proposed Side Elevation



Proposed Side Elevation

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