

The Old Court House, Buntingford - Planning Permission Granted



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The Old Court House, 97 High Street, Buntingford, SG9 9AE

Guide Price £480,000

- Full Planning Permission and Listed Building Consent Granted
- Approved Accommodation Extending to Approximately 2,420 sq ft
- Dramatic Vaulted Living Space
- Architecturally Designed Mezzanine Gallery
- Approved Scheme for a Four-Bedroom Home
- Historic Character Meets Contemporary Design
- Prime Town Centre Setting
- A Truly Unique Residential Conversion Opportunity

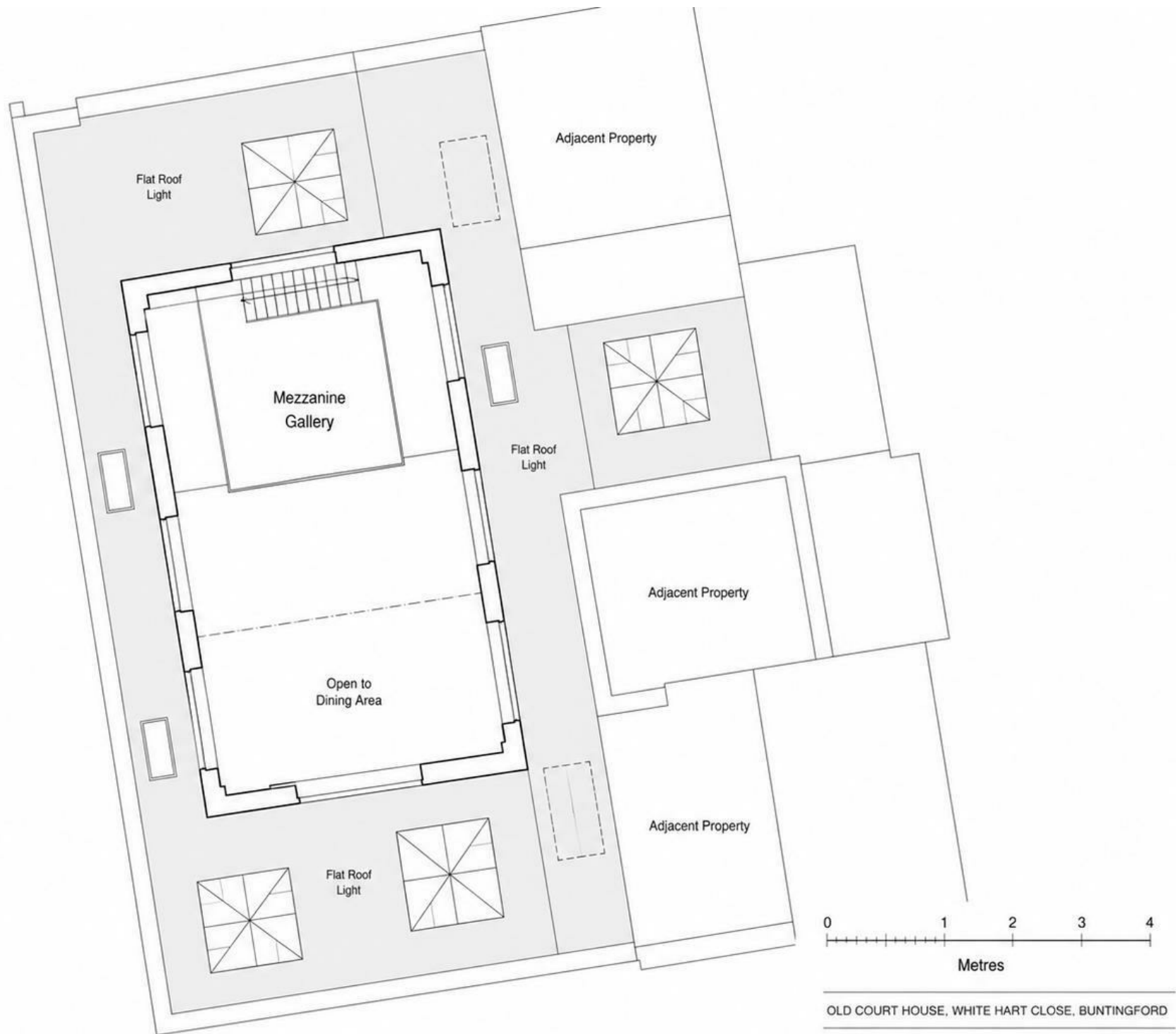
The Old Court House is one of the most exciting residential conversion opportunities to come to the market in Hertfordshire in recent years.

With full Planning Permission and Listed Building Consent granted, this remarkable curtilage-listed former courthouse has an approved scheme for conversion to create exceptional four-bedroom accommodation extending to approximately 2,420 sq ft.

At the heart of the approved design is an extraordinary double-height living space with vaulted ceilings and a mezzanine gallery, creating a home of impressive scale and architectural character rarely found in today's market. This is a unique opportunity to create a luxurious, contemporary family home while preserving the charm and history of this landmark building.

Situated in the heart of Buntingford, the property is within easy reach of the town's independent shops, cafés, restaurants, pubs and everyday amenities. The surrounding Hertfordshire countryside offers numerous opportunities for walking and recreation, while the A10 provides convenient access to surrounding towns and onward rail connections.

The approved works must be commenced by 18 November 2028.



OLD COURT HOUSE, WHITE HART CLOSE, BUNTINGFORD

PROPOSED FIRST FLOOR PLAN (showing mezzanine level)

1:100 @ A3

TH

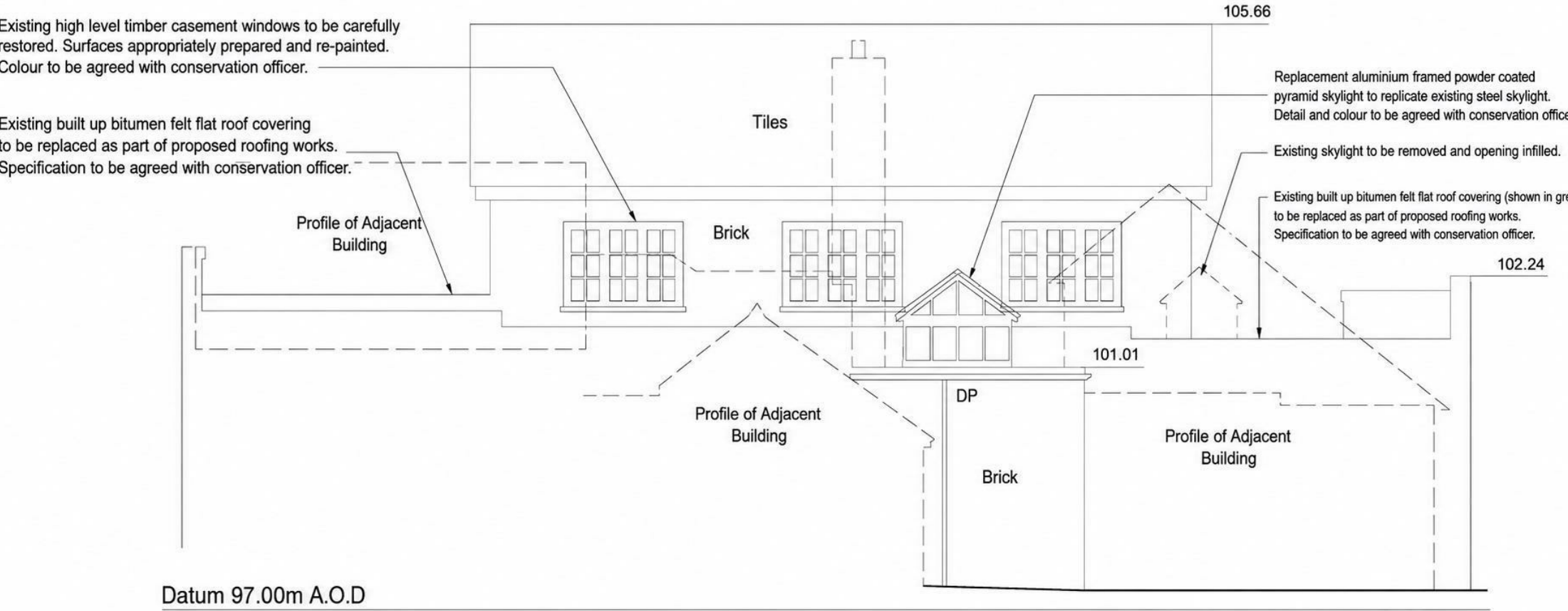
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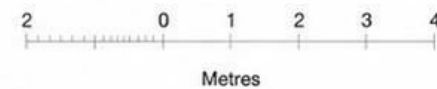
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PROPOSED EAST ELEVATION



OLD COURT HOUSE, WHITE HART CLOSE, BUNTINGFORD

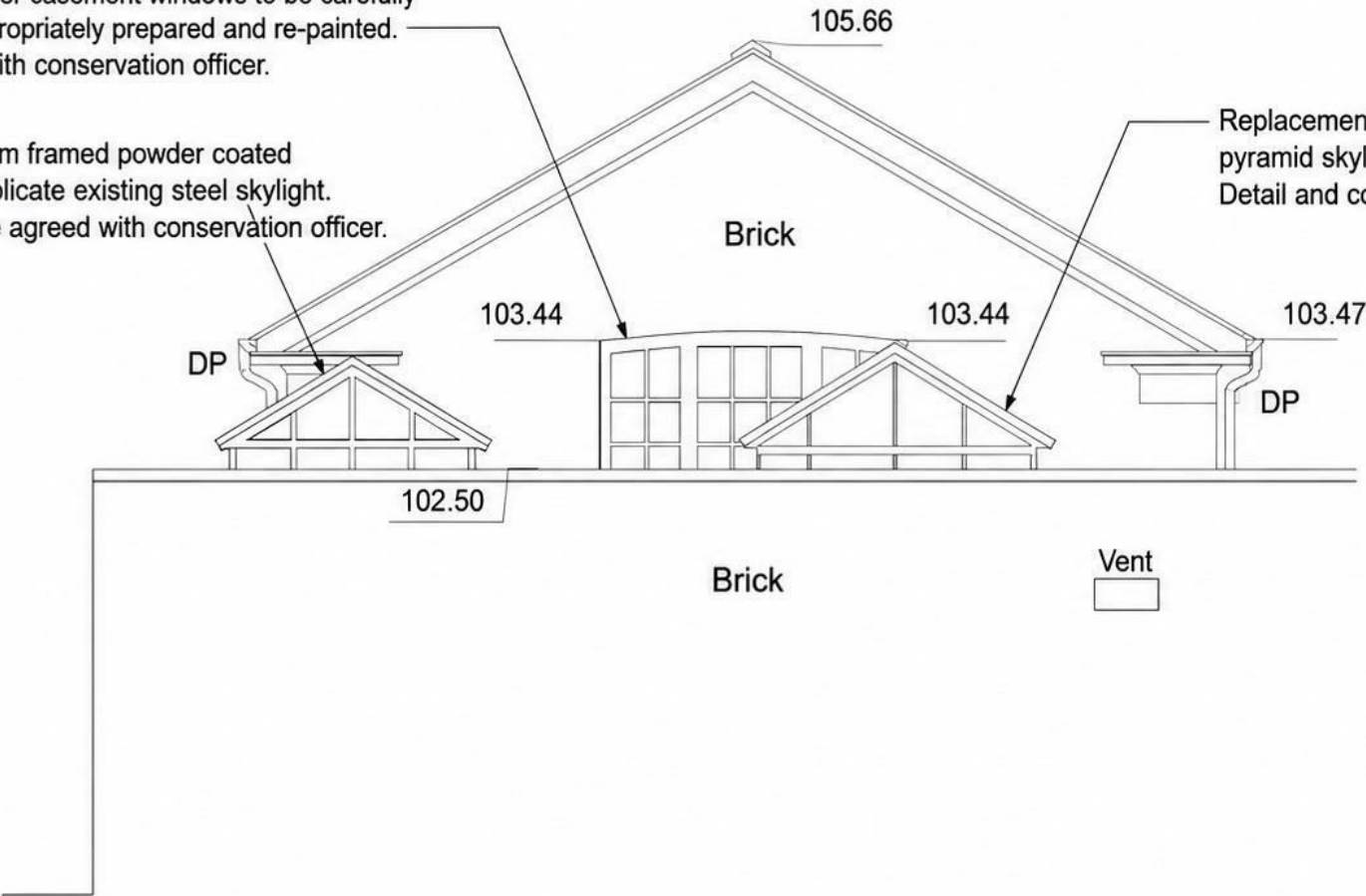
PROPOSED GROUND FLOOR PLAN

1:100 @ A3	TH	NOV 2024	1372.02.03	F
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Existing high level timber casement windows to be carefully restored. Surfaces appropriately prepared and re-painted. Colour to be agreed with conservation officer.

Replacement aluminium framed powder coated pyramid skylight to replicate existing steel skylight. Detail and colour to be agreed with conservation officer.

Replacement aluminium framed powder coated pyramid skylight to replicate existing steel skylight. Detail and colour to be agreed with conservation officer.



Datum 97.00m A.O.D

PROPOSED SOUTH ELEVATION

105.66

Proposed replacement aluminium framed powder coated pyramid skylight over entrance vestibule to replicate existing steel skylight. Detail and colour to be agreed with conservation officer.

— Replacement aluminium framed powder coated pyramid skylight to replicate existing steel skylight. Detail and colour to be agreed with conservation officer.

Tiles

104.59

103.76

102.99

103.42

102.23

102.05

DF

Vent

DP

Brick

Vent

Brick

Datum 97.00m A.O.D

Existing external timber door and concrete lintel removed and opening infilled with facing brickwork to match existing as closely as possible. All external signage to be removed.

External access ramp outside of applicants ownership.

New door opening formed within external wall to provide means of escape for rear bedrooms. Solid timber door installed. Detail and colour to be agreed with conservation officer.
(Door to be used as escape purposes only.)

PROPOSED WEST ELEVATION







Agents Note

Approved accommodation

- Entrance hall
- Open-plan kitchen/dining/living room
- Mezzanine gallery
- Principal bedroom with dressing area and en suite
- Three further bedrooms
- Family bathroom
- Additional shower rooms
- Utility and storage areas

The approved scheme does not provide private outdoor amenity space or designated car parking. The seller advises that land to the front may offer potential to create parking, subject to confirmation of the title, access arrangements and all necessary planning, listed-building, highway and other consents. Purchasers should satisfy themselves through their legal and professional advisers regarding all matters relating to access, parking, rights and permissions.

The CGI Artist Impression images are for illustrative purposes only and show one possible interpretation of the approved scheme. Fixtures, finishes and furniture are not included in the sale.

Planning address: Day Centre, Rear of 97 High Street, Buntingford, SG9 9AE

Planning Permission granted on appeal on 10 June 2026: 3/25/1477/FUL

Listed Building Consent granted on 18 November 2025: 3/25/1478/LBC.

The property is a curtilage-listed heritage asset associated with the adjoining Grade II listed Peel House. Planning Permission and Listed Building Consent have been granted for the approved residential conversion, subject to conditions.

The approved works must be commenced by 18 November 2028.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

