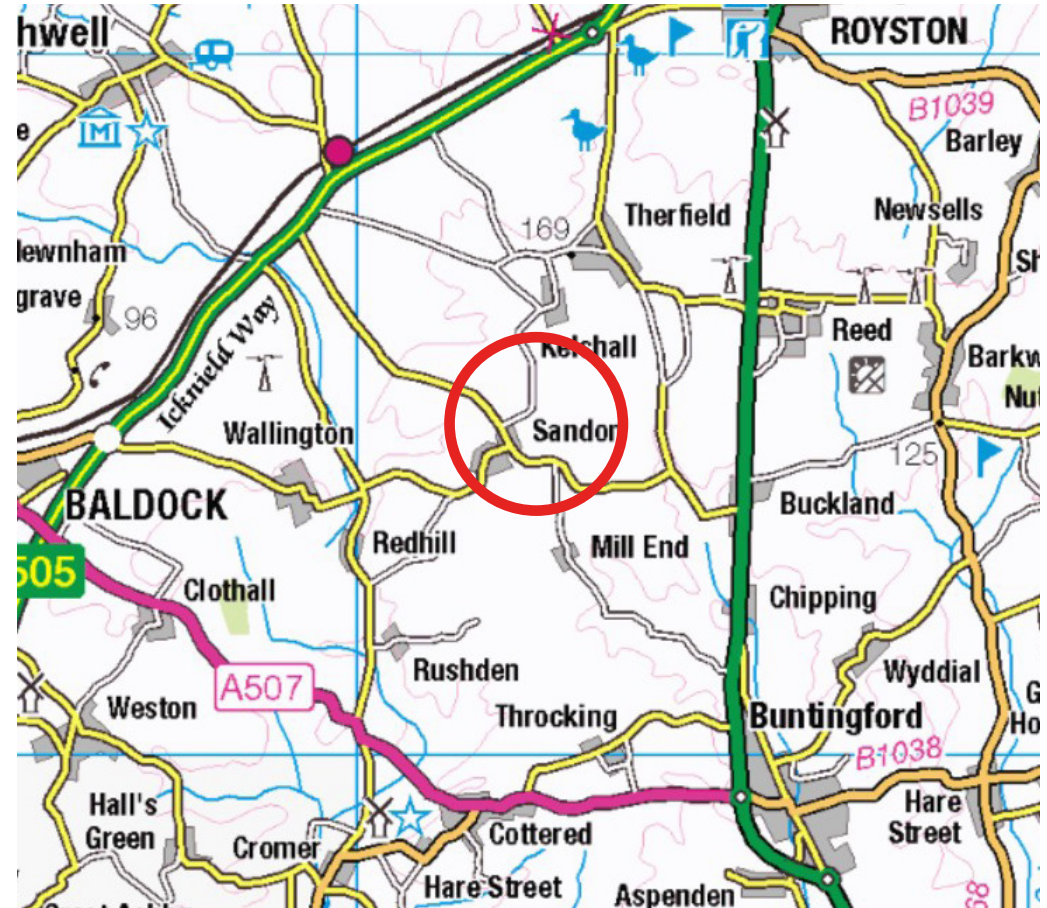
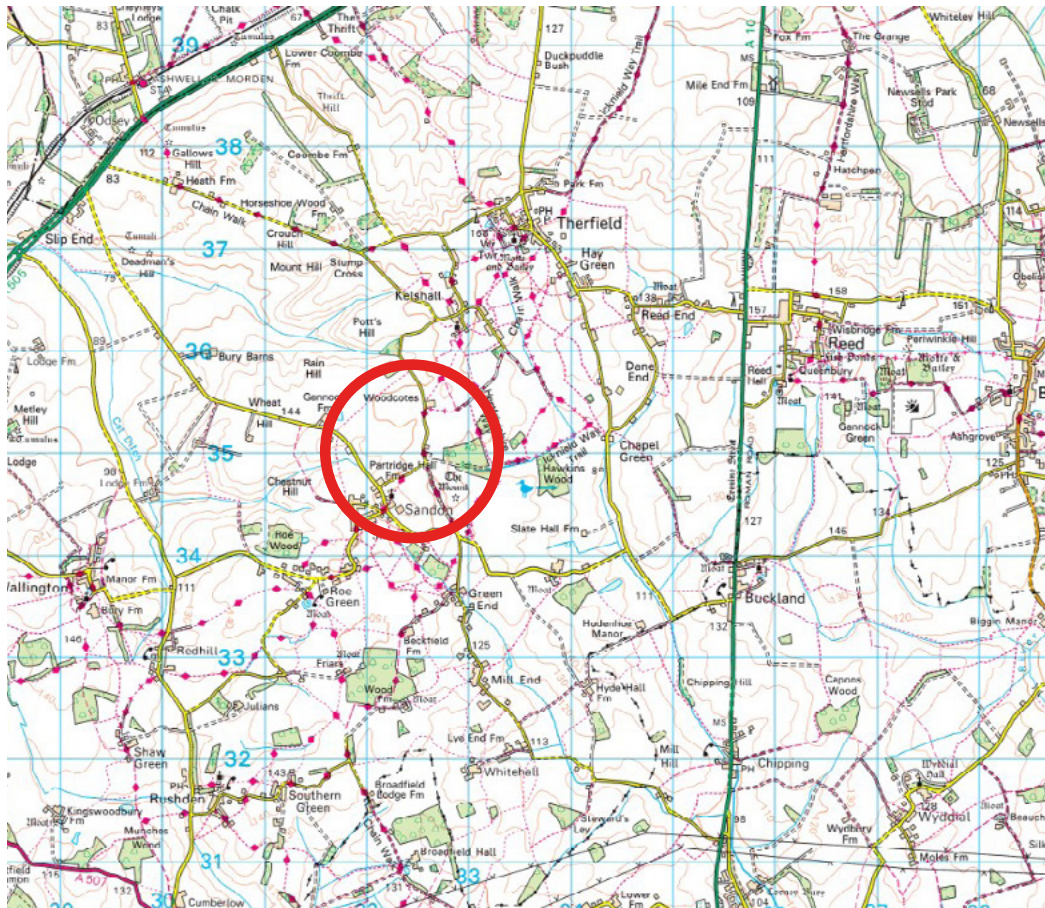




**THREE RESIDENTIAL DEVELOPMENT OPPORTUNITIES
& RURAL LAND
SANDON, HERTFORDSHIRE, SG9 0QY**

LOCATION MAPS



DEVELOPMENT OPPORTUNITIES

DEVELOPMENT OPPORTUNITIES AND RURAL LAND AT FEARS END, SANDON, HERTFORDSHIRE

Located to the north of the popular village of Sandon, the property is situated in a well-connected rural location offering great scope for a high-quality, desirable re-development with a variety of opportunities potentially suiting a wide range of purchasers.

The property has the benefit of the following permission for development:

Lot 1: An existing bungalow with garden of approximately 0.18 hectares:

- Extension to existing dwelling adding up to 142 square metres.
- Replacement dwelling of approximately 284 square metres in total.

Lot 2: A range of utilitarian agricultural buildings in a site of approximately 0.49 hectares:

- Class Q certificate for conversion of existing buildings to form seven dwellings up to 657 square metres with further potential for a scheme of re-development – subject to planning.

Alongside the lots with development potential, three lots of rural land are available that similarly suit a wide range of potential purchasers.

- Royston 6 Kilometres
- Buntingford 6 Kilometres
- Baldock 8 Kilometres
- Stevenage 15 Kilometres

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

OFFERED AS A WHOLE OR IN UP TO 6 LOTS

VIEWING STRICTLY BY APPOINTMENT

VENDORS' AGENT



SWORDERS

Sworders, The Gatehouse,
Hadham Hall, Little Hadham, Ware,
Herts, SG11 2EB

T: 01279 77 11 88

E: Nuria.surani@sworders.com

E: Abigail.harris@sworders.com

VENDORS' SOLICITORS



Tees Law

East Barn

Hyde Hall Farm

Buntingford,

Hertfordshire, SG9 0RU

T: 0800 013 1165

PROPERTY

The property is available in up to 6 separate lots:

Lot 1: Fear End; an existing bungalow with planning permission for extension & replacement within a total site area of approximately 0.18 hectares. A great opportunity for a single plot development, potentially suiting self-builders.

Lot 1(a): Fear End Plot; a site of approximately 0.21 hectares adjacent to Lot 1 with potential for infill development - subject to planning, potentially suitable separately or together with Lot 1, 3 and 4.

Lot 2: Fears End Farm; a range of existing agricultural buildings with permission for conversion to 7 dwellings up to 657 square metres in a total site area of approximately 0.49 hectares. Potential for a scheme of new-build re-development - subject to planning.

Lot 3: Approximately 1.75 hectares of rural land adjoining lots 1 & 2.

Lot 4: Approximately 2.37 hectares of rural land.

Lot 5: Approximately 8.10 hectares of rural land.

LOCATION

The property enjoys a quiet, rural location but is in close proximity to several larger settlements, each with a wide range of amenities, facilities, leisure, healthcare, educational institutions, and employment opportunities.

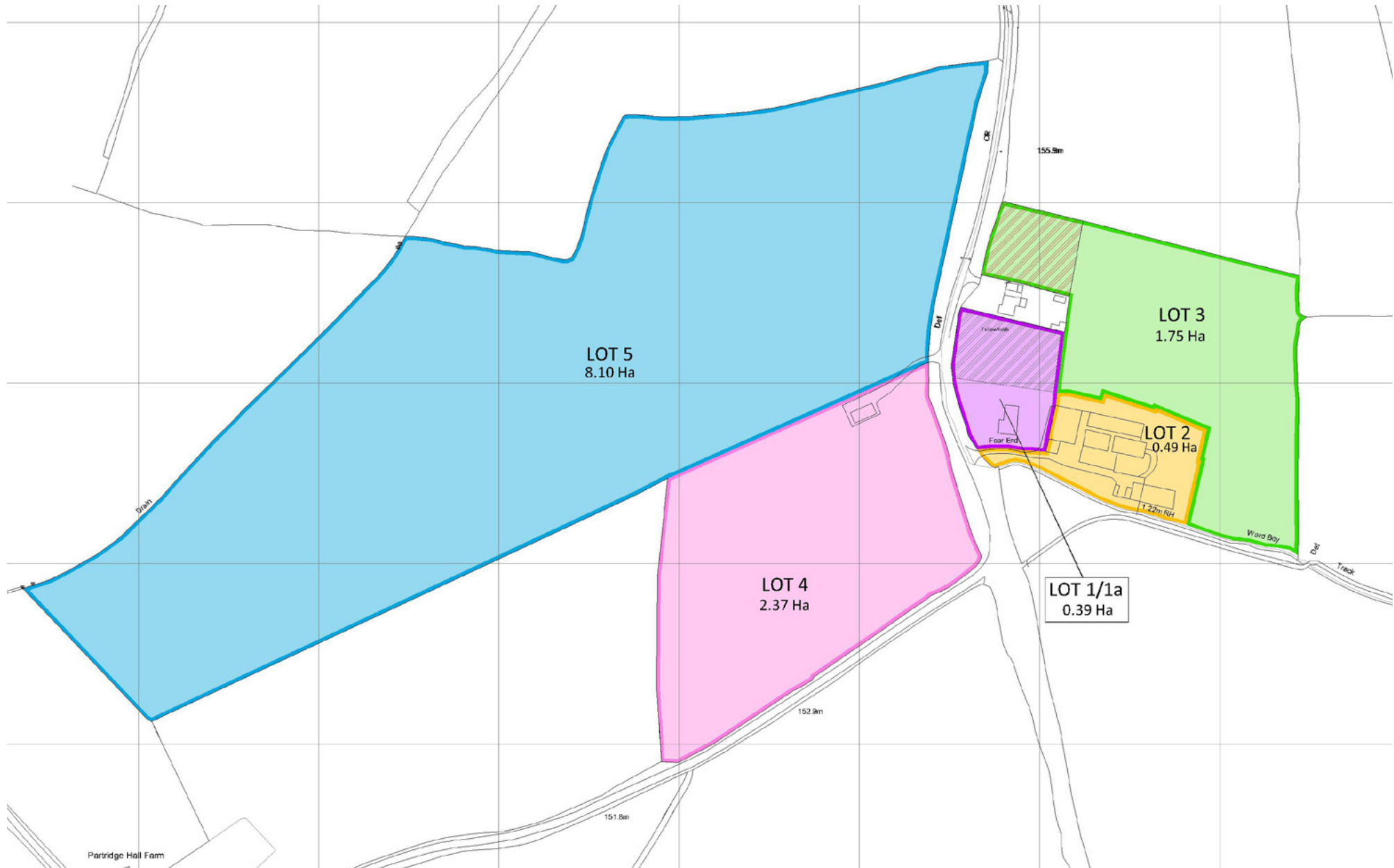
The property enjoys an elevated position at the eastern extent of the Chiltern Ridge with extensive views as far as NT Sharpenhoe Clappers, 25 kilometres to the west. Sandon is on both the Icknield and Hertfordshire Way.

The property is located between the towns of Royston, Baldock and Buntingford, approximately 3km west of the A10.

The area is well connected for travel with access to the A1(M), A10, M1 & M11 all in close proximity via the A505, access to which is within 2.5 miles. Rail services are available from Ashwell and Morden, Royston and Baldock, serving London King's Cross and Cambridge. The East Coast Main Line passes through Stevenage. The London airports are easily accessible.

Nearby villages, including Sandon, Therfield, Rushden, and Cottered, offer local character and provide amenities and services, including pubs, convenience stores, and early-years education.

LOTING PLAN

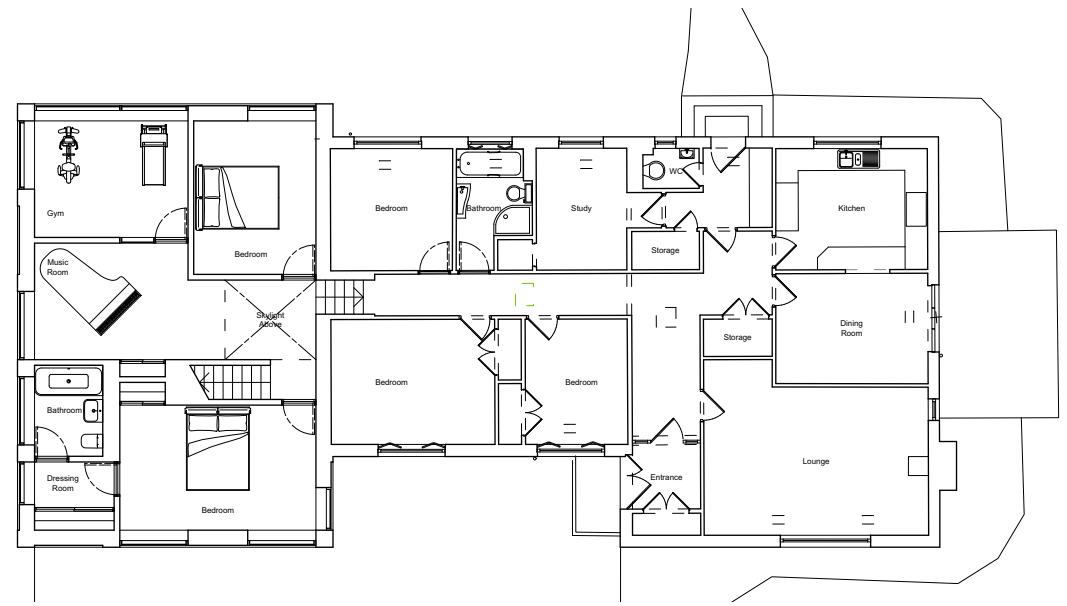
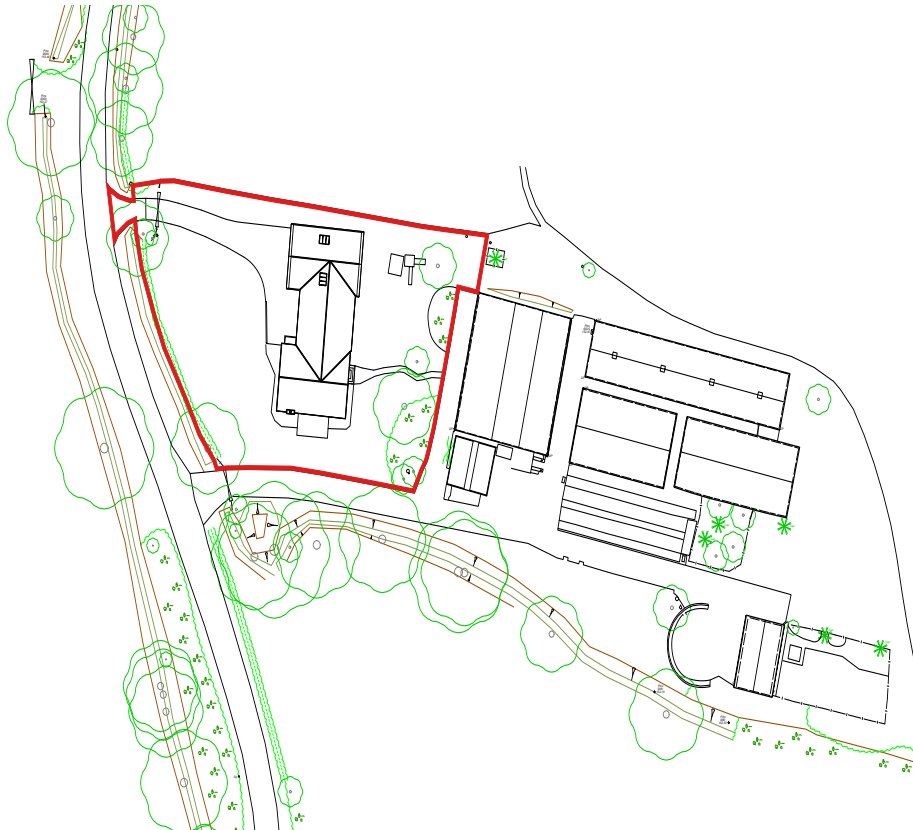


LOT 1

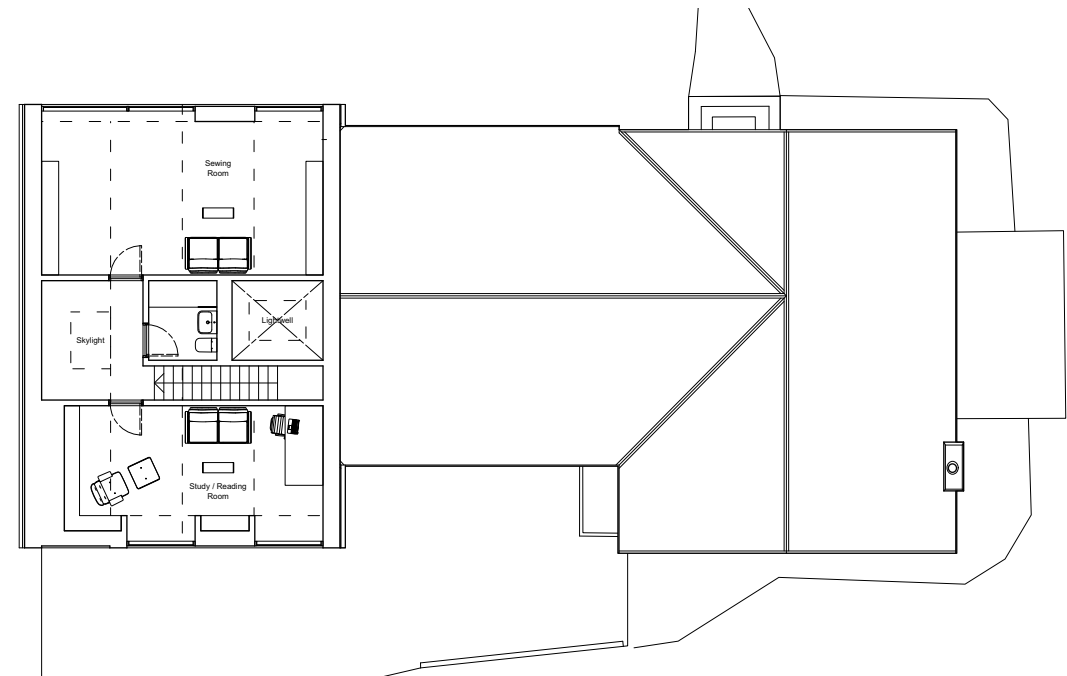
Lot 1 comprises, 'Fear End' an existing, four-bedroom bungalow, with a garden of approximately 0.18 hectares and offers an excellent opportunity for a single unit residential development, potentially for a self-builder or in conjunction with Lot 2.

Planning Permission has been granted for both the extension and replacement of the existing bungalow under references 25/00212/FPH and 25/03129/FP.

The approved scheme provides for a five-bedroom dwelling extending to approximately 284 square metres.



GROUND FLOOR



FIRST FLOOR

LOT 1(a)

Lot 1(a) comprises approximately 0.21 hectares of land adjacent to 'Fear End' bungalow with potential for in-fill development – subject to planning.

The land has the potential to be sold separately or together with Lots 1, 3 and 4.

A planning application was submitted under reference 25/03120/OP for construction of an infill dwelling, plan extracts from which are reproduced here. At the date of marketing, the applicant intends to submit a planning appeal imminently.

As an outline application, details of the proposed dwelling are not confirmed, however the roof plan indicated on the proposal drawings follow the replacement dwelling design for Lot 1.

Lot 1(a) interacts with Lot 4 in so far as, if the planning appeal is allowed, it will require the removal of the building within that lot. If these lots are sold separately, and the planning appeal is allowed, the necessary arrangements will be drafted into documents to enable access to remove the building, according to planning conditions.

Conditionality & Proposals – The Vendor invites offers for lot 1(a) on a conditional or un-conditional basis or dependent on the outcome of the running planning appeal – or in combination and will consider overage alongside conditionality.

Agricultural building
to be demolished



LOT 2 DEVELOPMENT SITE AT FEARS END

Lot 2 comprises a range of agricultural buildings, with a separate access, in total site of approximately 0.49 hectares and offers an excellent opportunity to create a desirable residential development scheme in a rural area either in its own right or in conjunction with Lot 1.

Permission has been approved under class Q (reference 24/02908/PNQ dated 13th February 2025) for conversion of some of the existing buildings (requiring demolition of others) to form seven, mainly single storey, dwellings outlined in the table below.

Units		Square Metres
1	2 storey, 3 bed	139.2 GIA
2	2 storey, 3 bed	149.8 GIA
3	1 storey, 1 bed	35.9 GIA
4	1 storey, 3 bed	141.3 GIA
5	1 storey, 2 bed	75.2 GIA
6	1 storey, 2 bed	75.0 GIA
7	1 storey, 1 bed	41.2 GIA

Subsequent to the approved scheme, a planning application was submitted for a scheme of 5 new-build, 2 storey dwellings on the site under application reference 25/03189/FP. At the date of marketing, this application is subject to a planning appeal, that is yet to be determined, for which the reference is 6006777.

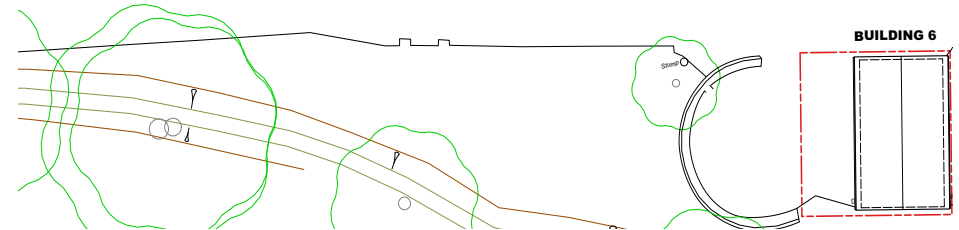
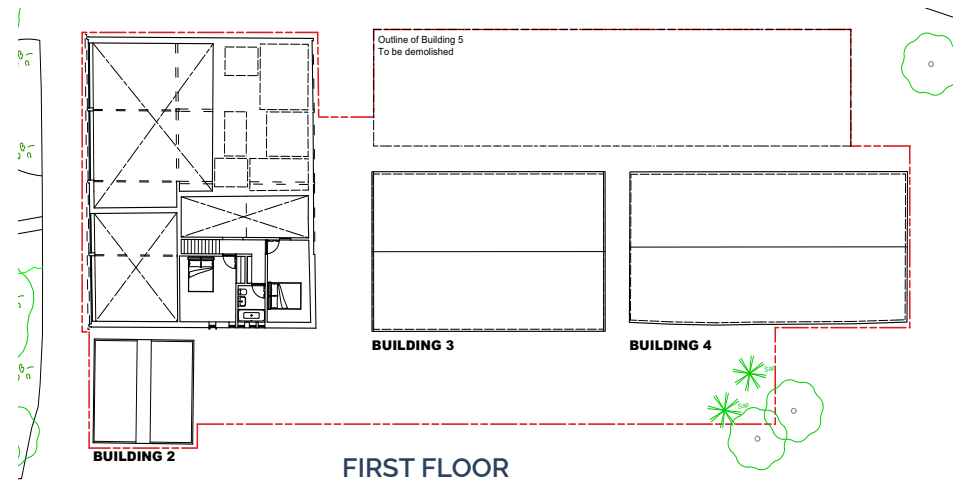
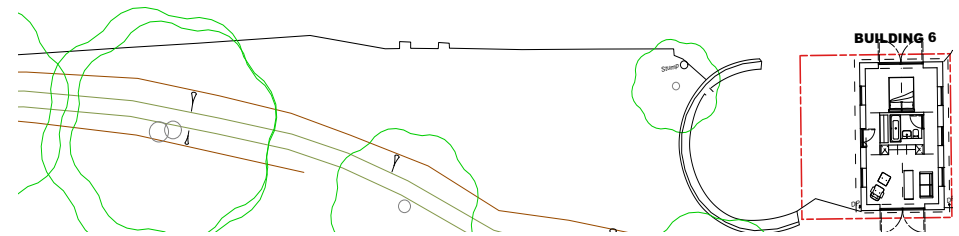
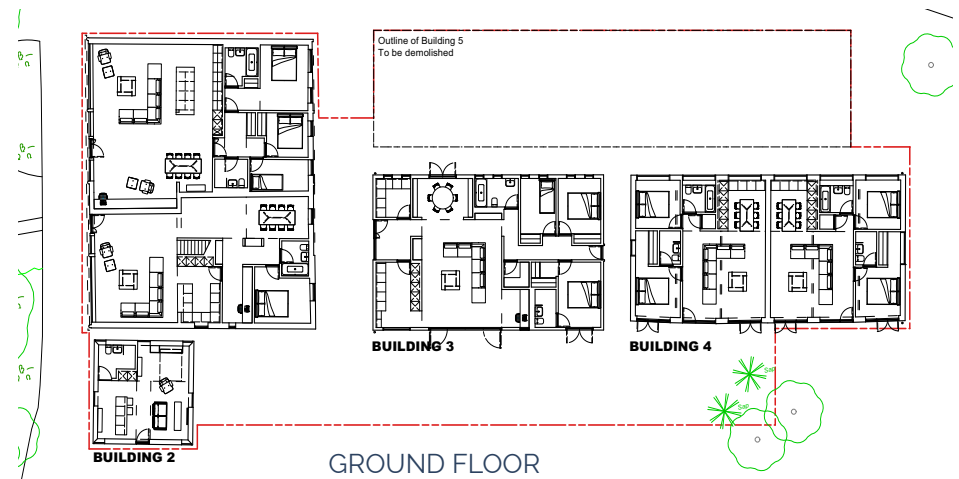
If approved, the new-build replacement scheme would provide the following accommodation:

Units		Square Metres
1	2 storey, 3 bed	107.72 GIA
2	2 storey, 3 bed	107.72 GIA
3	2 storey, 4 bed	131.76 GIA
4	2 storey, 5 bed	190.30 GIA
5	2 storey, 4 bed	131.76 GIA

Conditionality & Proposals – The Vendor invites offers for 2 on a conditional or un-conditional basis or dependent on the outcome of the running planning appeal – or in combination and will consider overage alongside conditionality.

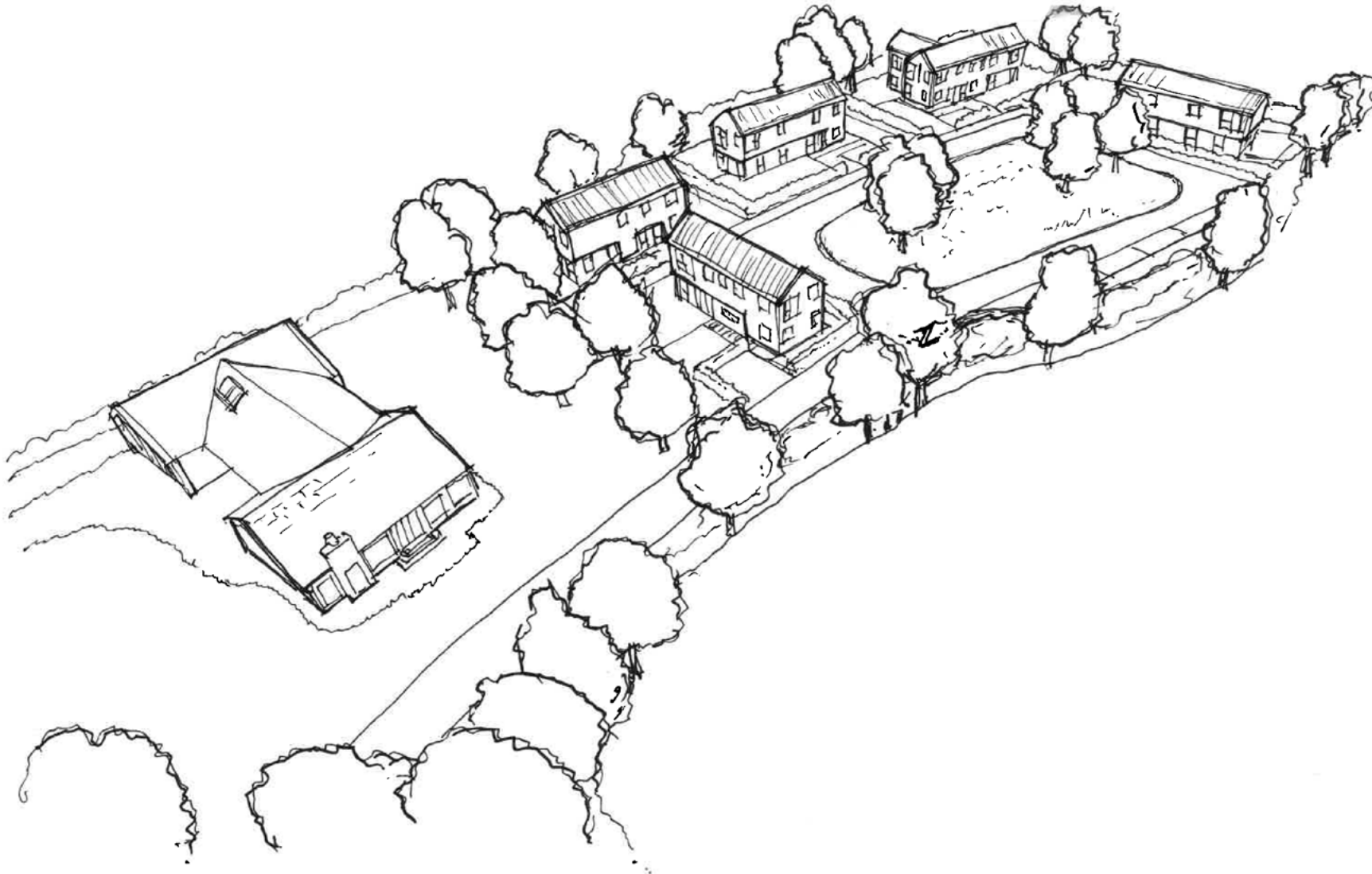


LOT 2 CONSENTED PLANS



LOT 2 PROPOSED PLAN

Fears End
Aerial view looking East



LOT 3, 4 & 5 RURAL LAND AT FEARS END

Lots 3, 4 & 5 offer the potential to acquire rural land in varying size parcels adjacent to the residential and development sites of Lots 1 & 2 and on the opposite side of the road. The land offers potential for amenity or equestrian use, subject to the necessary planning permissions. Quick access is available not the extensive Public Rights of Way network.

Lot 3 extends to approximately 2.04 hectares and adjoins both Lots 1 & 2.

**The area hatched brown may be retained by the Vendor, in which case the area of the land parcel will be 1.55 hectares.

Lot 4 extends to approximately 2.37 hectares is immediately opposite lot 1 and has the benefit of a timber field shelter. See note at Lot 1(a) regarding removal of this building.

Lot 5 extends to approximately 8.11 hectares.

Access to lot 3, if sold separately to Lot 1, will be via a right to be granted / reserved the frontage of Lot 1 to adjoin the highway.

Lots 4 and 5 are separately accessible from the highway.



FURTHER INFORMATION

ADDITIONAL INFORMATION PACK

Further details regarding the property are contained in the additional information pack that is available on request via Sworders' Dataroom. We advise that all interested parties should make themselves fully aware of the content therein.

SERVICES

The purchaser is to make their own enquiries in relation to the suitability and capacity of the current services.

If this property is sold in lots, provisions for division of services will be included as necessary.

TENURE AND OCCUPATION

The land is available freehold with vacant possession on completion.

METHOD OF SALE

The land is offered for sale by private treaty.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, fishing, timber and mineral rights are included in the sale as far as they owned by the Vendor.

OVERAGE

Offers are invited with or without overage or in the alternative.

Bidders are requested to state in offers, the terms upon which overage is offered.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to and with the benefit of all existing rights of way, rights of access, wayleaves and easements, whether or not specifically referred to in these particulars.

If the property is sold in lots, rights will be granted / reserved as necessary for the benefit of the relevant parts.

Where necessary, easements will be provided over adjacent land of the Vendor for the purpose of access for construction / maintenance of buildings forming, or close to, the boundaries of the property.

BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any boundaries.

Where the property is sold in lots that are not marked by existing boundary features responsibility to mark and fence the new boundaries will be applied to the purchasers, accordingly.

AMENITY TREES

Trees planted under the Millennium Yew and Queens Green Canopy initiatives are located in Lots 1 and 2. These will be indicated to the purchaser, and their retention would be preferred by the vendor.

VAT

The sale will not attract VAT, however the Vendors reserve the right to charge VAT in addition to the purchase price on the whole of the land, should this become necessary.

DIRECTIONS

The postcode for Lot 1 is SG9 0QZ.

The entrance to Lot 1 is at W3W /// amused.sketching.settled

VIEWING

Strictly by appointment with the Vendors' Agent.
T: 01279 77 11 88E: post@sworders.com



IMPORTANT NOTICE

Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility, and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings has been tested, and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office. Crown Copyright Reserved.

Photographs taken: March 2026
Particulars prepared: March 2026



ANTI-MONEY LAUNDERING & OTHER REGULATIONS

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and the address to the Selling Agents.



The Gatehouse, Hadham Hall, Little Hadham, Hertfordshire, SG11 2EB

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