



Land adjacent to Woolston Farm,
The Street, Haultwick, Ware,
Hertfordshire SG11 1JQ



Freehold conversion and extension opportunity to create a 4-bedroom family dwelling

- Permission granted for the conversion and extension of the existing barn to create a four-bedroom family dwelling measuring approximately 1,412.65ft²
- Located in Haultwick, Ware
- Surrounded by beautiful Hertfordshire countryside
- Freehold
- Offers in excess of £295,000

Description

The existing site currently comprises an existing barn and car port that sits adjacent to Woolston Farm, Haultwick. Planning permission has now been granted for the conversion and extension of the existing barn to create a four-bedroom family home. The modern yet traditional style house will propose an open plan interior and will be flooded with light from large windows and vaulted ceilings making the most of the original lofty beams.

Location

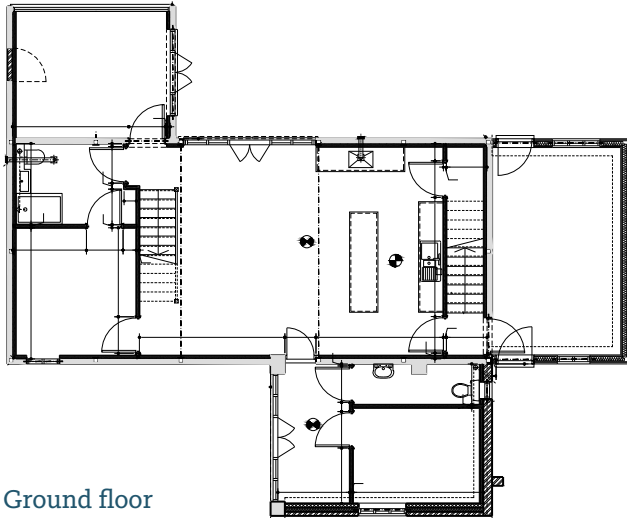
The site is located in Haultwick, on the outskirts of Ware in Hertfordshire. Haultwick is a rural village, with a handful of properties surrounded by green fields.

The nearest town of Ware, with its quaint high street full of restaurants and pubs, has recently been selected as one of the most desirable places to live in England. The large town of Stevenage is also nearby, which caters for all shopping and entertainment needs.

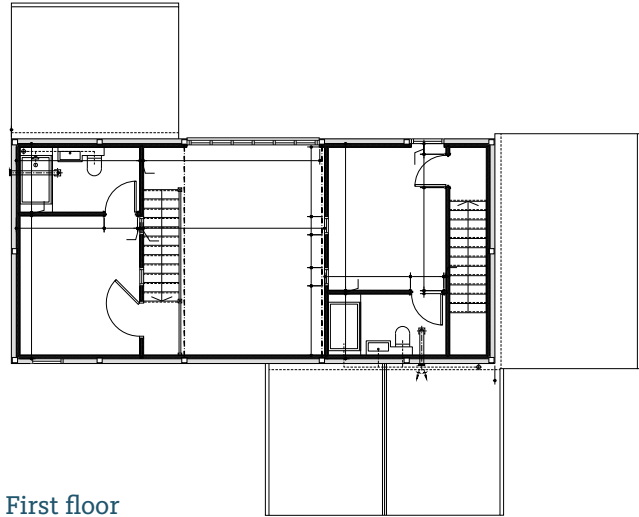
Presdales School in Ware and Simon Balle School and Richard Hale School in Hertford are all excellent schools and draw families into the area.

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Floor plans



Ground floor



First floor

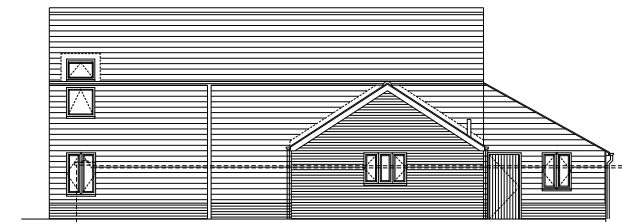
Elevations



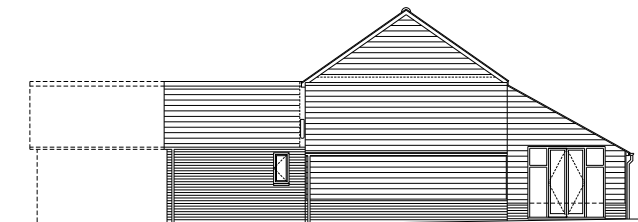
South West



South East



North East



North West

Schedule

Floor	M ²	FT ²	Note
Ground	106.444	1145.34	-
First	14.364	154.56	Measured at 1.5m high min
Gallery	10.479	112.75	Measured at 1.5m high min
Total	131.287	1,412.65	

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Transport

The nearest train station to the site is Watton-at-Stone (Northern Railway), with trains into Moorgate taking 58 minutes. Junction 7 of the A1(M) motorway lies around 10 miles away with journeys into London taking just over an hour.

Planning permission

The application was granted on the 27th September 2016 under planning reference 3/16/1668/FUL for the proposed conversion and extension of the existing barn to create a four-bedroom residential dwelling measuring 1,412.65ft².

For further information, please contact East Herts Council on 01279 655261.

Viewings

Strictly by appointment only.

Additional Information

Planning and other related documents will be sent in the form of an Information pack that can be requested from a member of the Highfield Team.

Financial Contributions

No CIL, financial contributions or S106 obligations.

VAT

We understand that VAT is not applicable.

Tenure

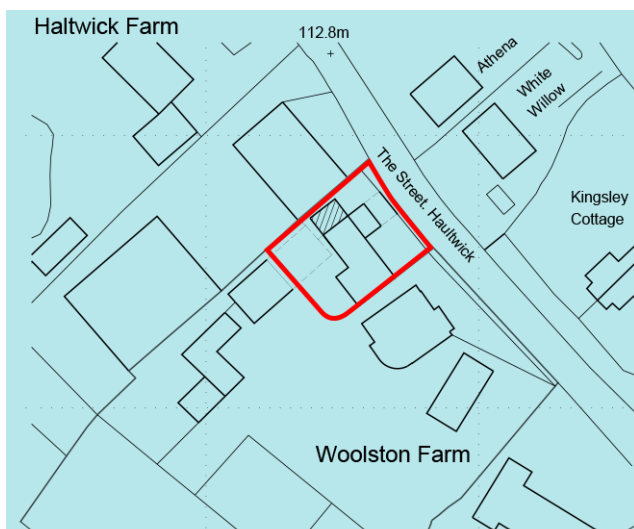
Freehold.

Terms

Highfield invite offers in excess of £295,000.

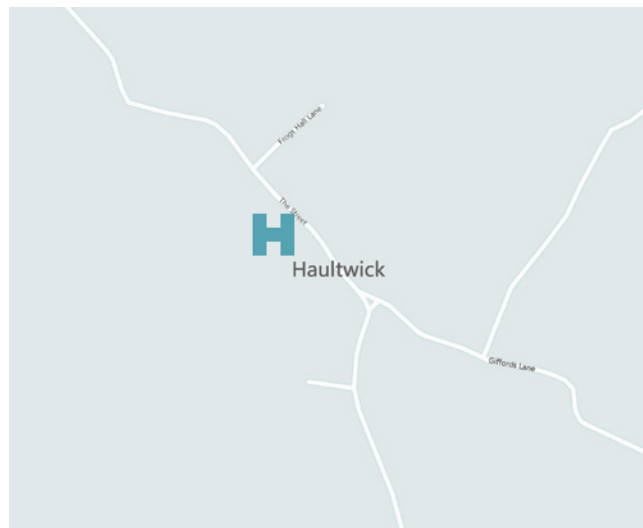
+44 (0)1992 660204

Site plan



Sam Bacon 01992 660204
sam.bacon@highfield-investments.co.uk

Location map



Michael Isaacs 01992 660204
michael.isaacs@highfield-investments.co.uk

highfield-investments.co.uk

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