



TWO PLOTS FOR SALE

CULVER MEADOW & FOX FIELD WIDFORD ROAD, MUCH HADHAM, HERTFORDSHIRE, SG10 6AP

**Two exceptional building plots within a Conservation Area. Total area over one acre.
Both plots enjoy a delightful location and views.**

Planning

Consent has been granted for two substantial houses, both in a contemporary design. Plot A is Culver Meadow, plot size about 0.6 of an acre (over 2,500 sq m) and Plot B is Fox Field, about 0.48 of an acre (about 2,000 sq m). Both properties will have their own entrance from the main road through Much Hadham. The land is currently a meadow and enjoys delightful views to the east over the Ash Valley and woodland beyond.

The consent for Culver Meadow shows a striking house of great size and quality with accommodation over three floors with many interesting design features including a basement with an exceptional swimming pool complex. Outside, there is garaging and storage. Culver Meadow is approximately 627 sq m (6,748 sq ft) without garaging, and with the garages 675 sq m (7,265 sq ft). The planning consent was granted for Culver Meadow in September 2017, East Herts District Council planning reference 3/17/1440/FUL.

Fox Field is an architect designed house of about 385 sq m (4,144 sq ft) which sits just to the south of Culver Meadow. The plan is for a beautiful 4 bedroom home with an open plan kitchen/living area and includes a basement swimming pool. The current layout with reception rooms on both first and ground floors makes full use of the views. The original approval from East Herts District Council was issued in January 2018, but in December 2018 an application for reserved matters was submitted. The final approval came through on 30 April 2019 with the usual comment that development needed to commence within 3 years of that date. East Herts planning reference 3/17/2841/OUT.

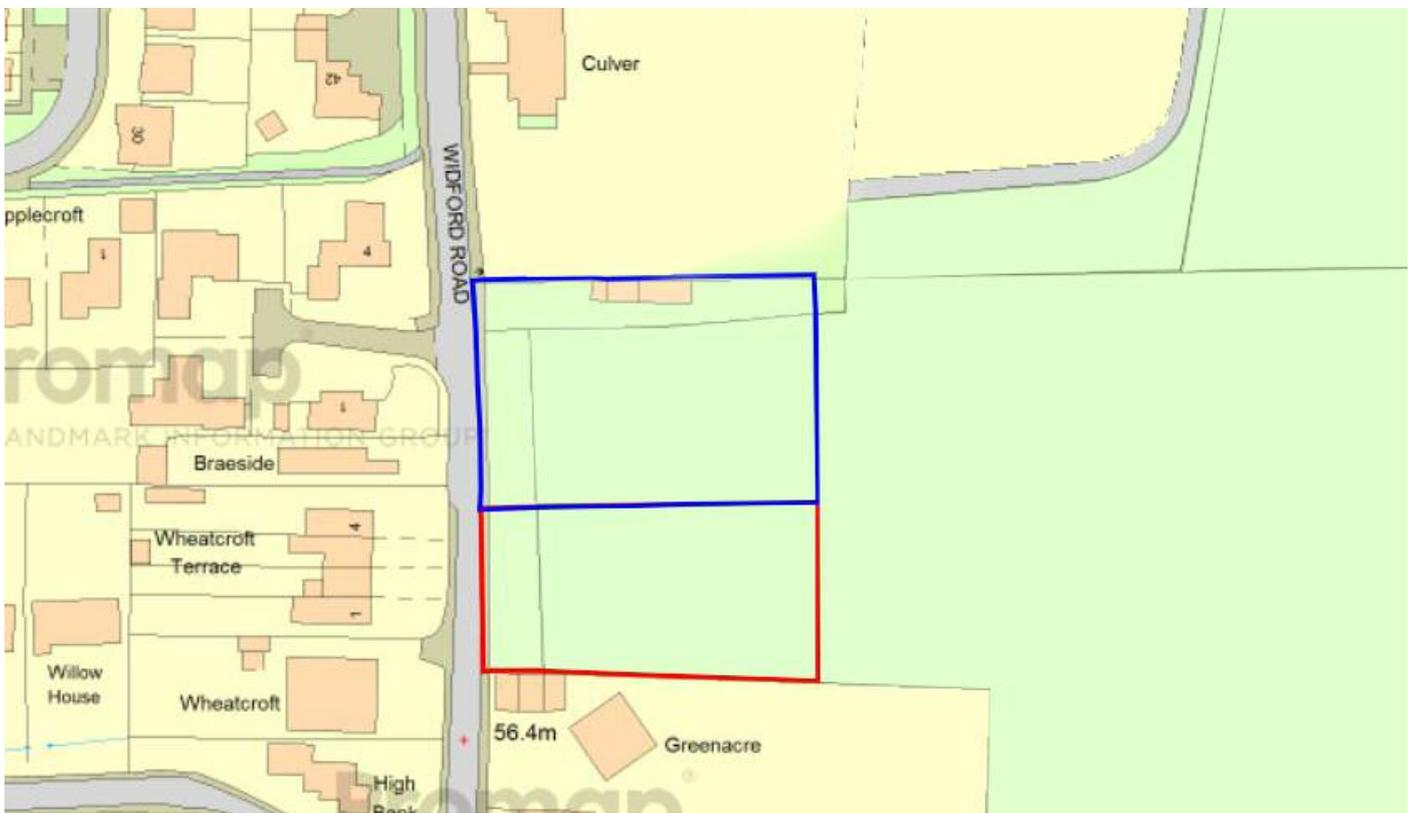
A considerable amount of work on ground investigation reports and searches has already been undertaken. Copies of these documents, the planning consents and floor plans are available from the agent's office. Building work has already started on the site, including a brick wall running along the western boundary, a crossover and the foundations of the garage block.

The architect for Culver Meadow is John Clarke, Hox Design, 5 Drysdale Street, London, N1 6ND.

The architect for Fox Field is Richard Coutts of Baca Architects, 199 Long Lane, London, SE1 4PN.

The site plan shows the two plots but they can be purchased separately. The guide price for Culver Meadows is £800,000 and Fox Field £700,000.

GUIDE PRICE: CULVER MEADOW £800,000 FOX FIELD £700,000



Design

Policy ENVI of the Local Plan states that all development proposals will be expected to be of a high standard of design and layout to reflect local distinctiveness. To that end development proposals will be expected to:

- Demonstrate compatibility with the structure and layout of the surrounding area
- Complement the existing street pattern of street blocks, plots and buildings
- Relate well to the massing, volume, shape and height of adjacent buildings
- Respect the amenity of occupiers of neighbouring buildings and those of future occupants
- Ensure that the environment is not harmed by noise and disturbance or by inadequate daylight, privacy or over-shadowing.

Agents Note

Reasonable covenants will be put in place and will state that the maximum number of properties to be built on the site will be four.

Background

The Neighbourhood Plan has indicated a preference for a greater density of properties on the site - up to four. These two houses are substantial and highly individual and it may be that if a purchaser would prefer to build up to four houses on the site and change the design, this could be a possibility, subject to the necessary planning consent.

Location

The two plots are located to the south of Culver, a significant period house. Much Hadham is one of Hertfordshire's most attractive villages with an historic High Street and has traditionally been a popular village for those commuting to the city of London by train. Most people use the station at Harlow, a 15 minute drive to the south. The High Street is peppered with delightful period houses, ranging from the 15th to the 20th century. The village has an unusually good range of facilities including a primary school, doctors surgery, dentist, a thriving village store, garage, recreation area and tennis courts. There are a number of options for those commuting to London, including a mainline station in Harlow, with a journey time of just under 30 minutes, access to the M11 (J8) about 6 miles to the south east and the A10 about 7 miles to the south west. Surrounding Much Hadham there is undulating wooded countryside with numerous attractive hamlets and villages and excellent riding and walking access.

Directions

The site can be accessed from Widford Road in Much Hadham. Pass Malting Lane on the left and after a short distance you will see Culver on the left. Just after Culver, you will see a small parking area in front of a set of commercial style metal gates. Please park here. Please note this arrangement is strictly by agreement with the agent and owners.

Services All mains services are available in the village.

For details, please contact: **William Wells** on **01279 755400** or **wwells@mullucks.co.uk**



These details 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. All measurements are approximate.

VAT Reg. No 826042254 Registered No: 4894067
Registered Office: The Guild House, Water Lane, Bishop's
Stortford, Herts CM23 2JZ

A Hunters Franchise owned and operated under licence by
MW East Anglia Ltd