



An opportunity to build your own home in this popular Hertfordshire village planning permission granted.

Station Road, Much Hadham, Hertfordshire, SG10

Freehold



Planning permission granted to create a new four bed detached home around 2,040 sq ft with a garage • Excellent location within walking distance of shop and school • Plot size of just under 0.2 of an acre • Existing property offers 2 beds, 2 receps and a bathroom • Chain free sale

Planning permission has been granted for a complete replacement dwelling. This is under East Herts planning reference 3/18/2054/FUL to create a stylish and new home of approximately 2,040 sq ft – copies of plans are available via the council planning website.

The existing property is a detached bungalow set behind a deep frontage with a garage to the rear. This house is currently occupied.

Site viewings by appointment only please.

Local Information

Station Road is a quiet road located on the southern border of Much Hadham which is a favoured and sought after East Hertfordshire village.

The amenities include local store, health centre, garage, fire station, recreation ground, public house and a well-respected primary school.

The area is ideal for the commuter as it is positioned between both the A10 and M11.

The nearby towns of Bishop's Stortford and Ware offer a more comprehensive range of facilities and shopping with excellent state and private schooling as well as providing mainline stations to London Liverpool Street or Cambridge.

Harlow mainline station is 5 miles (London Liverpool Street approximately 30 minutes), Bishop's Stortford mainline station 6 miles and Ware station 8 miles.

There are two golf courses within 2 miles of the property and a local bowls and tennis club in the village.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Bishops Stortford Office.

Telephone: +44 (0) 1279 756 800.

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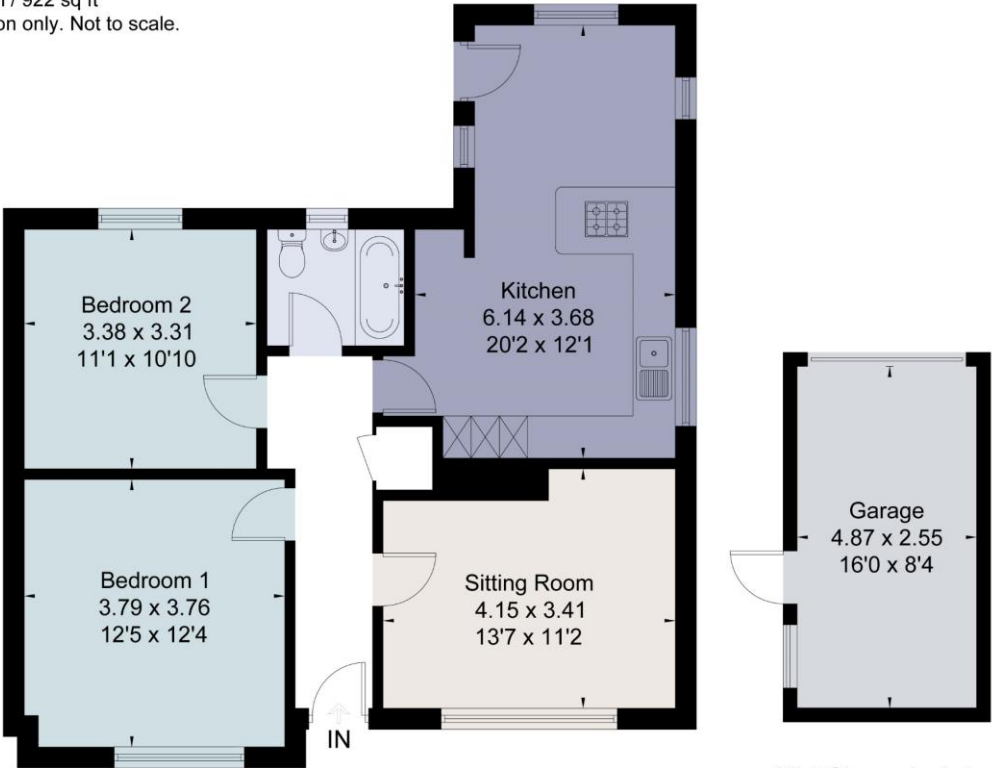


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Approximate Area = 73.3 sq m / 789 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 85.7 m / 922 sq ft
For identification only. Not to scale.
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Ground Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			31
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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