



# A development opportunity in the heart of town

**Hadham Road, Bishop's Stortford, Hertfordshire, CM23**

Freehold



**Ideal for conversion to a single substantial residential dwelling, subject to planning permission • Set in the highly regarded North West corner of Bishop's Stortford town centre • Well located for Bishop's Stortford College and other local schooling • Offers invited for the freehold interest both conditionally and unconditionally • Final bids likely – date to be confirmed**

#### **Local Information**

The property is ideally situated on the Hadham Road in the sought after North West sector of Bishop's Stortford, conveniently located for Bishop's Stortford College, the sports clubs and the town itself.

Bishop's Stortford also offers multiple shopping and sporting facilities, schooling for all ages, including the Hockerill Anglo-European College, Bishop's Stortford High School and highly regarded JMI schools.

The town offers an excellent array of sporting facilities including cricket, squash, rugby and tennis clubs.

The main line railway station provides commuter services to Cambridge in the north and London's Liverpool Street to the south (approximately 40 mins).

#### **About this property**

This charming period property was originally believed to be the chapel to Bishop's Stortford Grammar School which used to be adjacent to the property. Since 1934 the building has been used continuously as a Masonic meeting hall.

The Hall is set back from the road and has access rights over the driveway for Springfield Court which is next door.

**We are expecting that, following an initial round of viewings, that there will be a sealed bid process, with a closing date to be confirmed**

**Tenure**  
**Freehold**

**Local Authority**  
**East Herts District Council**

#### **Viewing**

All viewings will be accompanied and are strictly by appointment only by Savills through their Bishops Stortford Office.  
Telephone: 01279 756 800.

#### **Offers**

It is envisaged that a buyer will make an offer conditional on:

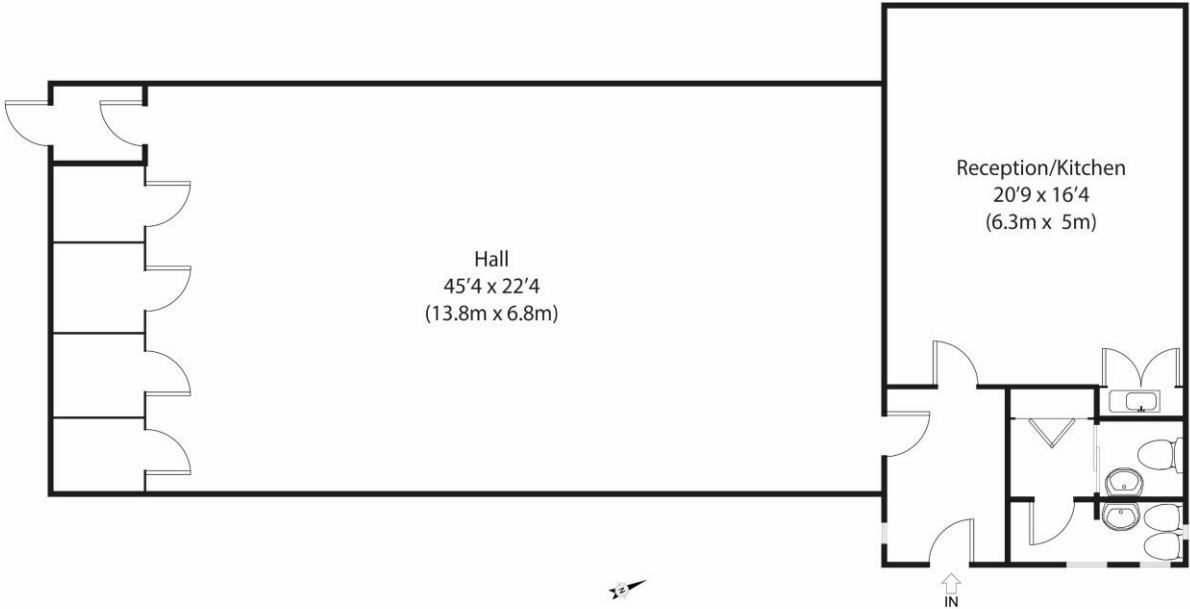
- (a) Planning consent being granted (most probably for a single large dwelling without demolishing the main building which the local authority will not allow)
- (b) Such consent being granted by a given date proposed by the buyer (probably in the region of 10 months ahead and
- (c) The application for such consent being submitted by a given date proposed by the buyer (probably in the region of 10 weeks ahead)





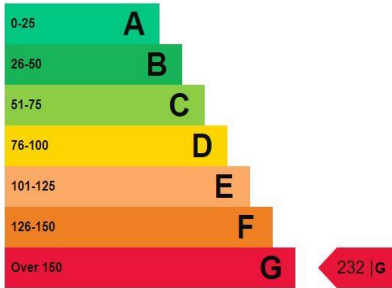
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Ground Floor  
Approximate Gross Internal Area  
1535 sq ft (143 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.igphoto.co.uk



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