



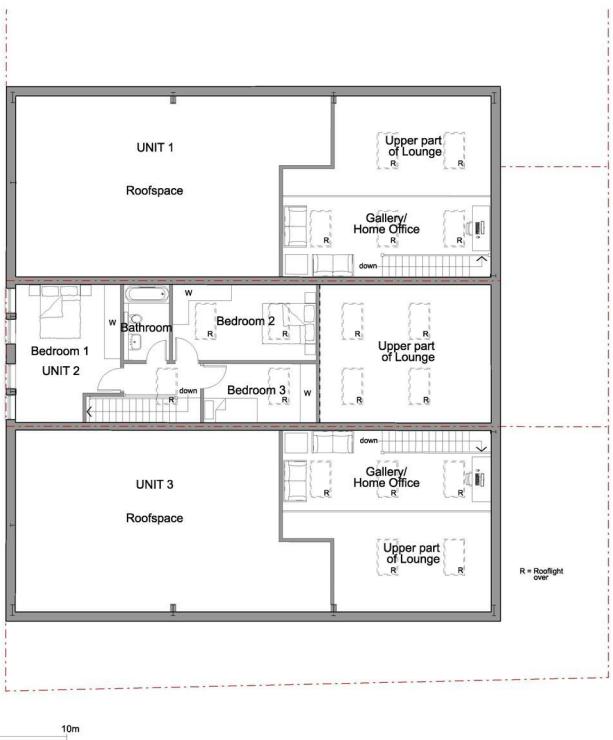
**Oliver  
Minton**  
Sales & Lettings

**Arches Hall Mews (Development Opportunity), Arches Hall  
Latchford, Nr Standon, SG11 1QY  
Price Guide £750,000**

# Arches Hall Mews (Development Opportunity)

BEING SOLD WITH  
PLANNING PERMISSION -  
Change of use of an  
agricultural building into 3  
dwellinghouse (Class C3)...we  
are delighted to offer 'Arches  
Hall Mews', an off-plan  
development opportunity  
adjoining a wonderful Stud  
Farm equestrian complex  
surrounded by beautiful  
Hertfordshire countryside, yet  
just a 10 minute drive from the  
A10 and the sought-after  
villages of Standon &  
Puckeridge.

## Development opportunity with planning permission granted for 3 barns



Notes:  
 - Do not scale from this drawing except for Planning purposes.  
 - Work from figured dimensions only.  
 - All dimensions to be checked on site prior to commencing any work.  
 - Where appropriate, drawing to be read in conjunction with other consultants' information.  
 - Subject to relevant Local Authority approvals.

Schedule of Areas S.M.

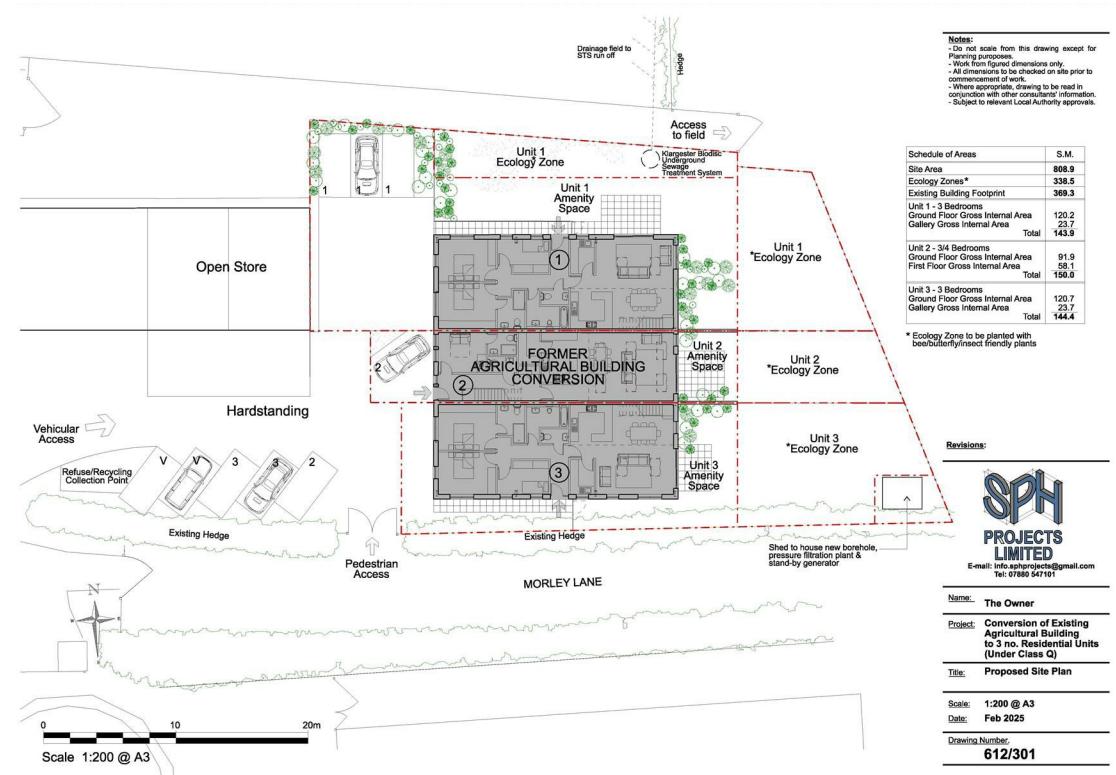
Site Area	808.9
Ecology Zones*	338.5
Existing Building Footprint	369.3
Unit 1 - 3 no. Residential Units	
Ground Floor Gross Internal Area	120.2
Gallery Gross Internal Area	23.7
Total	143.9
Unit 2 - 3x4 Bedrooms	
Ground Floor Gross Internal Area	91.9
First Floor Gross Internal Area	58.1
Total	150.0
Unit 3 - 3x3 Bedrooms	
Ground Floor Gross Internal Area	120.7
Gallery Gross Internal Area	23.7
Total	144.4

\* Ecology Zone to be planted with bee/butterfly/insect friendly plants

Revisions:

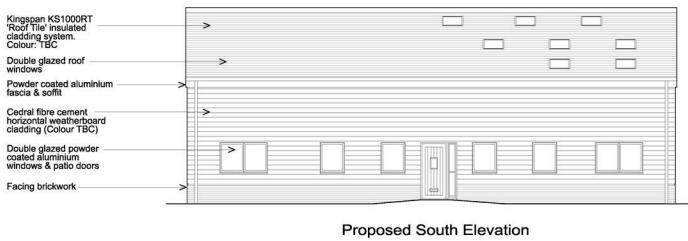
**SPH PROJECTS LIMITED**  
 E-mail: info.sph.projects@gmail.com  
 Tel: 07880 547101

Name: The Owner  
 Project: Conversion of Existing Agricultural Building to 3 no. Residential Units (Under Class Q)  
 Title: Proposed Site Plan  
 Scale: 1:200 @ A3  
 Date: Feb 2023  
 Drawing Number: 612/301



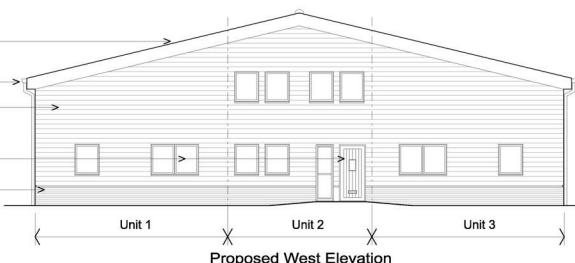


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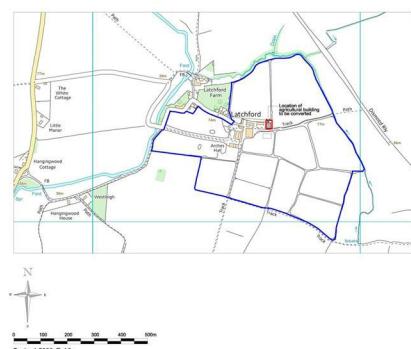


0 5 10m  
Scale 1:100 @ A3

Revisions:  
**SPH PROJECTS LIMITED**  
 E-mail: info.sphprojects@gmail.com  
 Tel: 07880 547101  
 Name: The Owner  
 Project: Conversion of Existing Agricultural Building to 3 no. Residential Units (Under Class Q)  
 Title: Proposed East and South Elevations  
 Scale: 1:100 @ A3  
 Date: October 2024  
 Drawing Number: 612/109



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## THE OPPORTUNITY

On 10th December 2024, East Herts District Council permitted planning permission for this existing barn to be converted into 3 separate dwellings.

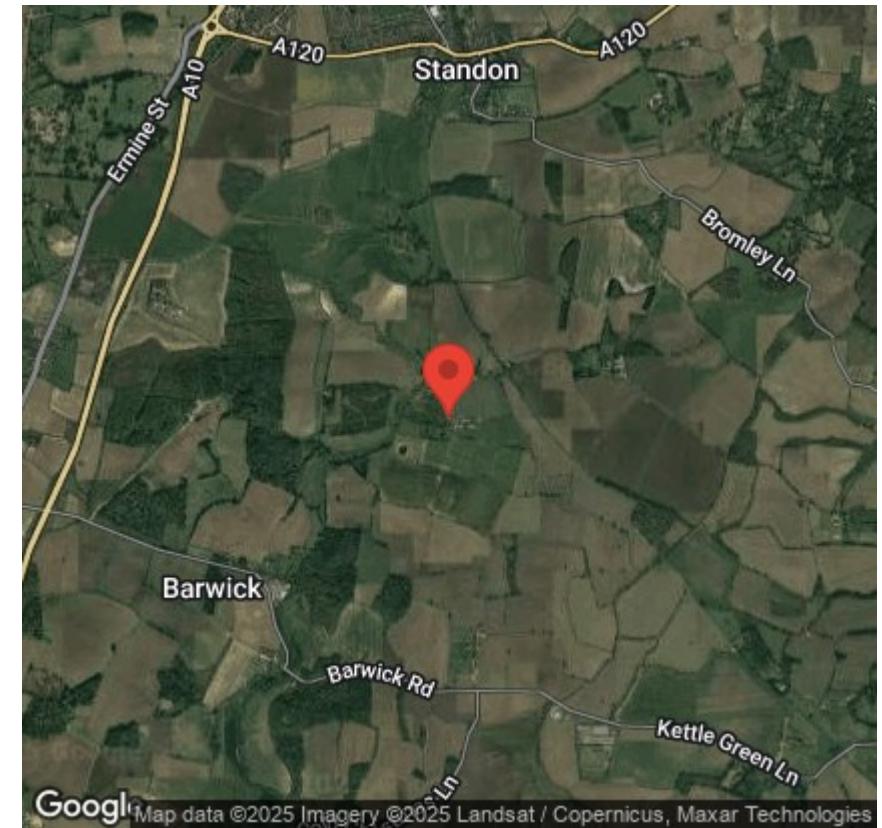
**UNIT 1** - 1,549 sq ft with on the ground floor, 3 bedrooms, en-suite bathroom, Utility, Cloakroom and superb open-plan vaulted Living Room/Kitchen and First Floor galleried Home Office/Study area

**UNIT 2** - The centre barn with 1614 sq ft and accommodation comprising ground floor Hall, Guest Room/Study, En-suite Shower, Cloakroom, Utility Room, vaulted open-plan Kitchen/Living Room and on the first floor, 3 bedrooms and bathroom.

**UNIT 3** - 1,550 sq ft with on the ground floor, 3 bedrooms, en-suite bathroom, Utility, Cloakroom and superb open-plan vaulted Living Room/Kitchen and First Floor galleried Home Office/Study area.

All three barn conversions will have allocated parking for 2 cars and their own outside 'amenity spaces' and further 'ecology zones'.

## Area Map



**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

Email: [puckeridge@oliverminton.com](mailto:puckeridge@oliverminton.com)

**Tenure:** Freehold

**Council Tax Band:** New Build

**Viewing Arrangements:**

Strictly by appointment

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	