

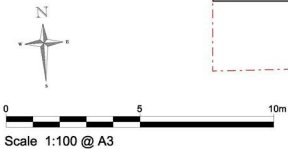
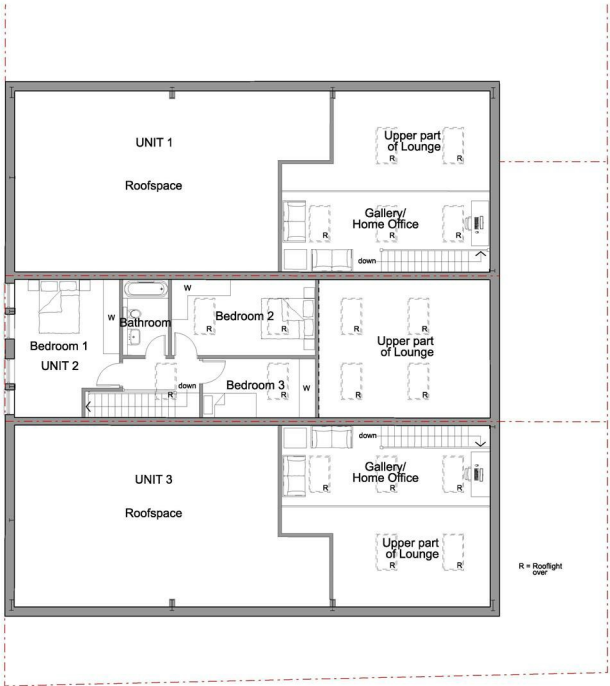


**Oliver
Minton**
Sales & Lettings

**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.

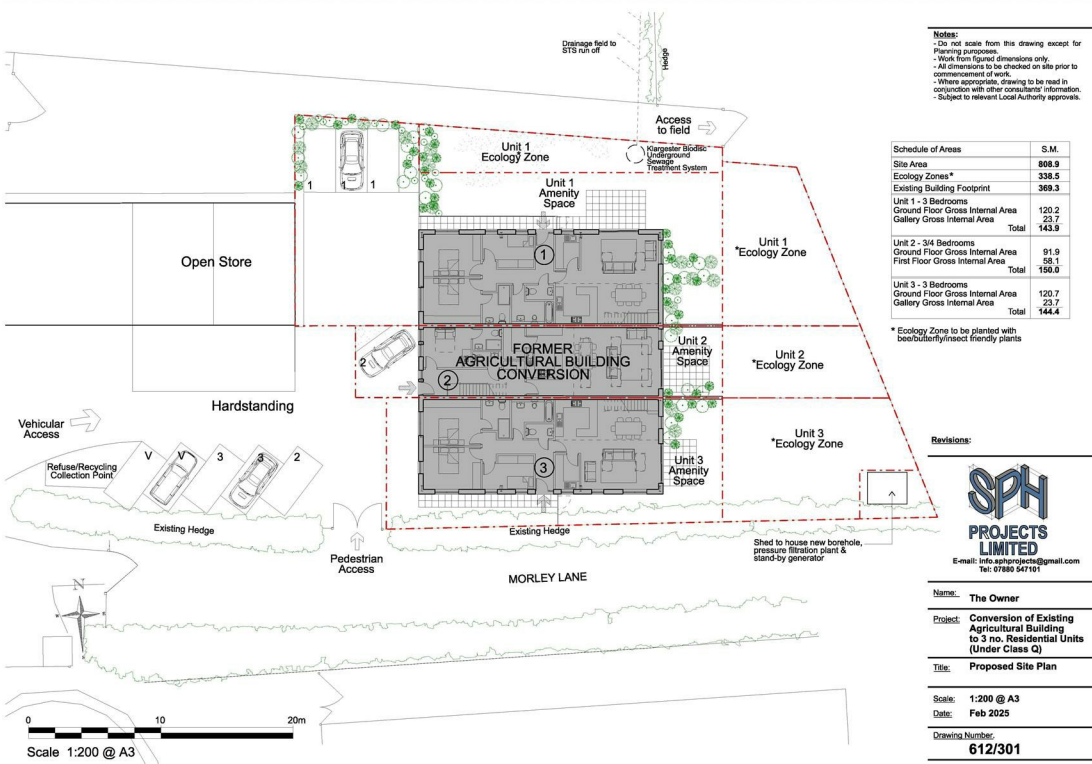


Notes:
- Do not scale from this drawing except for
Planning purposes.
- Work from figured dimensions only.
- All dimensions to be checked on site prior to
commencement of work.
- Where appropriate, drawing to be read in
conjunction with other consultants' information.
- Subject to relevant Local Authority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

Revisions:



Name: The Owner
Project: Conversion of Existing
Agricultural Building
to 3 no. Residential Units
(Under Class Q)
Title: Proposed First
Floor Plan
Scale: 1:100 @ A3
Date: October 2024
Drawing Number:
612/106



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Schedule of Areas	S.M.
Site Area	888.8
Ecology Zones*	338.5
Existing Building Footprint	369.3
Unit 1 - 3 Bedrooms	
Ground Floor Gross Internal Area	120.2
Gallery Gross Internal Area	23.7
Total	143.9
Unit 2 - 3/4 Bedrooms	
Ground Floor Gross Internal Area	91.9
First Floor Gross Internal Area	58.1
Total	150.0
Unit 3 - 3 Bedrooms	
Ground Floor Gross Internal Area	120.7
Gallery Gross Internal Area	23.7
Total	144.4

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

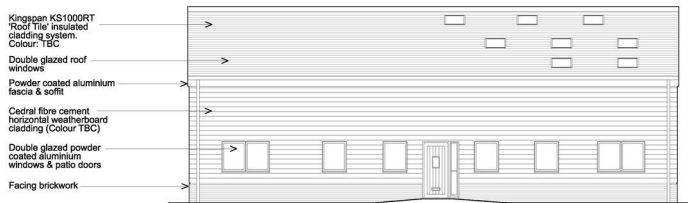
Revisions:



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 2025
Drawing Number:
612/301



Proposed East Elevation



Proposed South Elevation

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Revisions:



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



THE OPPORTUNITY

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

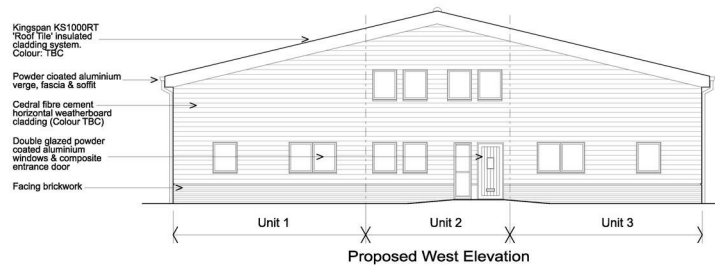
UNIT 1 - 1,549 sq ft with on the ground floor, 3 bedrooms, en-suite bathroom, Utility, Cloakroom and superb open-plan vaulted Living Room/Kitchen and First Floor galleried Home Office/Study area

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.

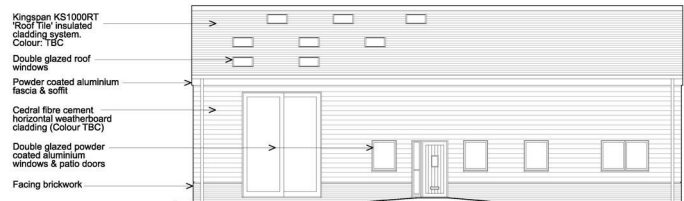
All three barn conversions will have allocated parking for 2 cars and their own outside 'amenity spaces' and further 'ecology zones'.

0 5 10m
 Scale 1:100 @ A3



Proposed West Elevation

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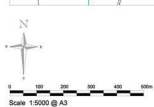
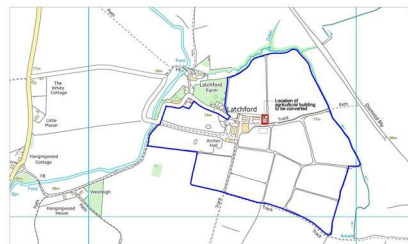


Proposed North Elevation

Revisions:



Name: The Owner
Project: Conversion of Existing Agricultural Building to 3 no. Residential Units (Under Class Q)
Title: Proposed West and North Elevations
Scale: 1:100 @ A3
Date: October 2024
Drawing Number: 612/108

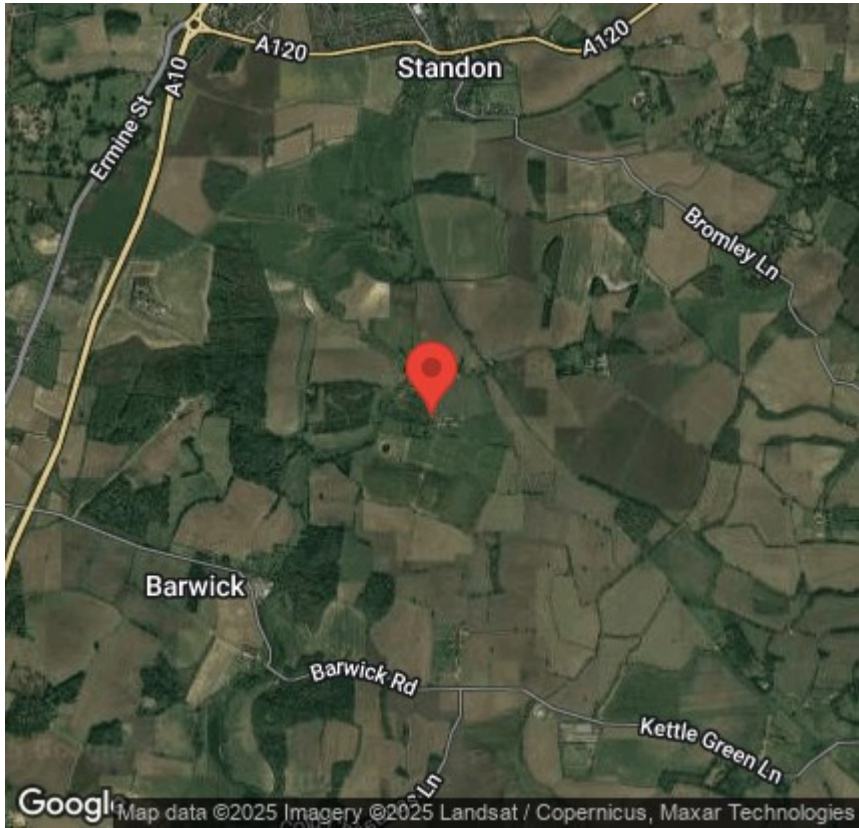


SPH PROJECTS LIMITED
 E-mail: info.sphprojects@gmail.com
 Tel: 07885 547101
Name: The Owner
Project: Conversion of Existing Agricultural Building to 3 no. Residential Units (Under Class Q)
Title: Proposed West and North Elevations
Scale: 1:100 @ A3
Date: October 2024
Drawing Number: 612/112

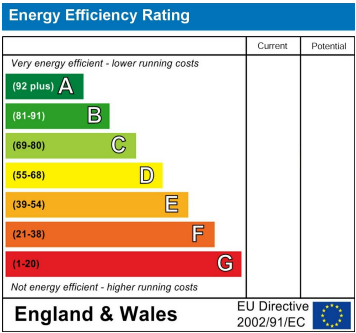
0 5 10m
 Scale 1:100 @ A3



Area Map



Energy Efficiency Graph



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28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

Tenure: Freehold

Council Tax Band: New Build

Viewing Arrangements:

Strictly by appointment

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