



Hadham Hall, Little Hadham, SG11 2EB

**CHEFFINS**



# Hadham Hall

Little Hadham,  
SG11 2EB

- Grade II\* Listed property
- Set in the historic Hadham Hall Estate
- Planning Permission to convert to x3 apartments
- Approx. 2,540 sqft

A stunning Grade II\* Listed building refurbished in 2012 forming part of Hadham Hall. The building is currently commercial offices and offered with approved planning permission for change of use to x3 residential apartments.

3 3 3

**Guide Price £800,000**







## LOCATION

Little Hadham is an attractive village approximately 3 miles to the west of Bishop's Stortford. The village has a primary school, village hall and public house. The market town of Bishop's Stortford provides comprehensive facilities including shops, schools, recreational amenities and a mainline railway station to London's Liverpool Street. The M11 motorway (Junction 8) lies about 5 miles from the village and provides road connections with London, the M25, Cambridge and the North. The A10 trunk road (approx 4 miles) provides access to the market towns of Hertford and Royston.

Hadham Hall is a country estate boasting a rich and varied history dating back to the 11th Century. The Grade II\* Listed Gatehouse is believed to have been built in the early 1500s for carriage storage and later as a dwelling for farmhands. In 1948, when the estate was converted to a co-educational school, The Gate House was used as a classroom, workshop and storage. The estate was sold in the 1990s and since then the Gate House has been utilised as a health spa retreat and now a commercial office.

The estate itself is approximately 40 acres of beautiful parkland and fabulous specimen trees. Each property owner has the option to acquire a stake in a management company who maintain the grounds, providing equal rights over the land, to all houses. There is a residents' tennis court and various guest parking areas dotted around the estate.

The building is structurally good in order, having been refurbished in 2012. Heating systems (electric air conditioning and heating) are in place and there is a 100A, 3 phase electrical supply. Gas is available on the estate, but not currently connected to The Gate House.

### **CURRENT LAYOUT**

The Gate House is set out over two floors, accessed via a pair of glazed timber doors. Current accommodation comprises:

Ground floor: Glazed entrance vestibule with staircase rising to the first floor, large open plan office space with steps down to a kitchen, two cloakrooms and a disabled cloakroom/shower room. First floor: Office space and staircase rising to the second floor.

Second floor: A large open plan office space, a further smaller office and boardroom.

### **PLANNING PERMISSION**

There is approved Planning and Listed Buildings consent for conversion to 3 residential apartments. Full details can be found on the East Hertfordshire District Council planning website under refs 3/22/2420/FUL and 3/22/2420/LBC.

Approximate sizes for each apartment are as follows:

Apartment A – circa 1,220 sqft – 2 beds

Apartment B – circa 834 sqft – 1 bed

Apartment C – circa 479 sqft – Studio

### **SOLD AS A BUSINESS**

The property is currently held in a single asset Limited Company SPV and is covered by an Option to Tax. There is the option to purchase the asset either through buying the SPV or the building alone.

Any purchaser is advised to do their own due diligence through this process.

### **AGENT'S NOTES**

- Tenure – Freehold
- Annual Service Charge – £1,500
- Service Charge Review Period – Annual
- Council Tax Band – n/a (commercial premises)
- Property Type – Commercial premises with change of use planning
- Property Construction – Brick with tiled roof
- Number & Types of Room – Please refer to the floorplan
- Square Footage – 2,540.82 sqft
- Parking – Use of car park for business parking (6 spaces)

### **UTILITIES/SERVICES**

- Electric Supply – Mains
- Water Supply – Mains
- Sewerage – Mains
- Heating – Electric air conditioning/heating
- Broadband – Fibre to the Property
- Mobile Signal/Coverage – OK

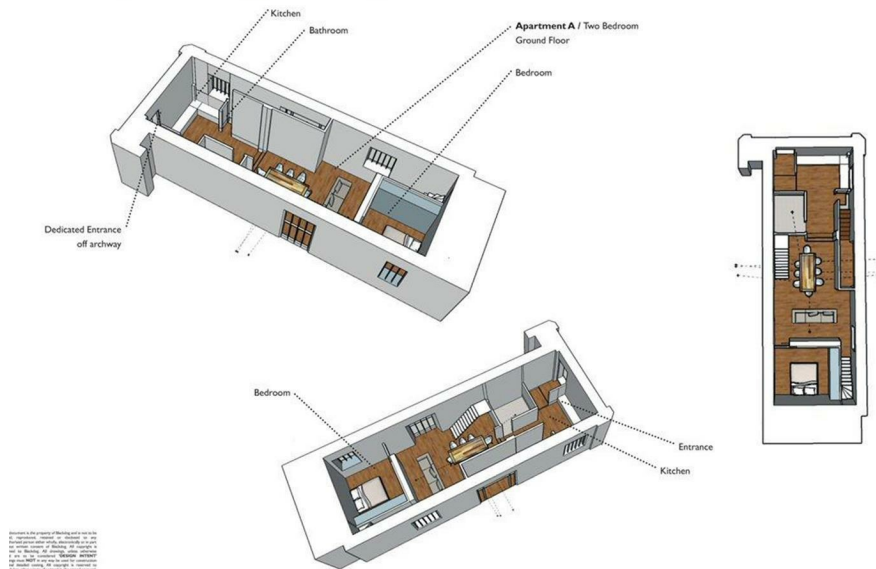
- Rights of Way, Easements, Covenants – Public bridleway runs through the archway
- Flying Freehold with 3 The Gate House
- Listed – Grade II\* Listed

### **VIEWINGS**

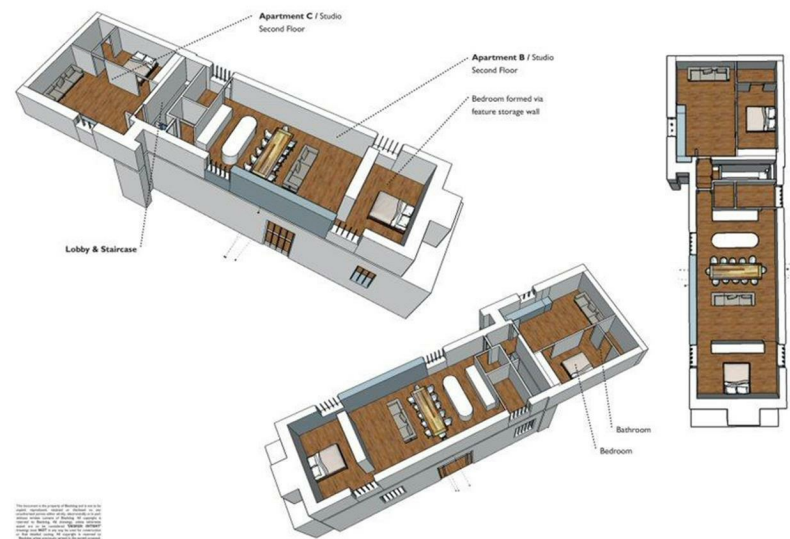
By appointment through the Agents.



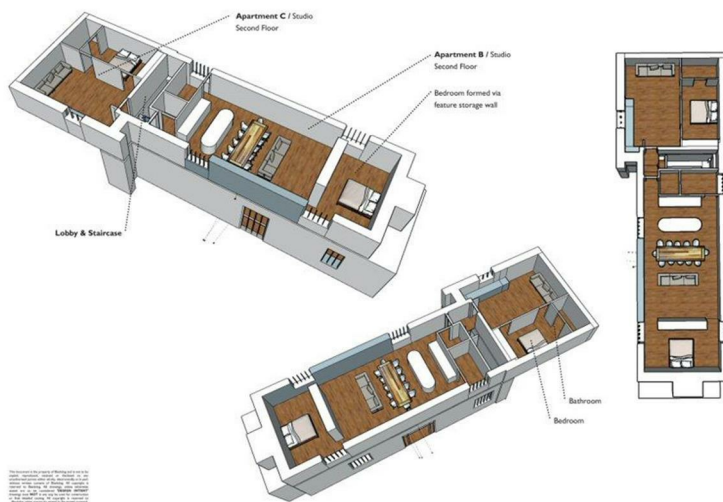
VISUALS – Apartment A (ground floor)



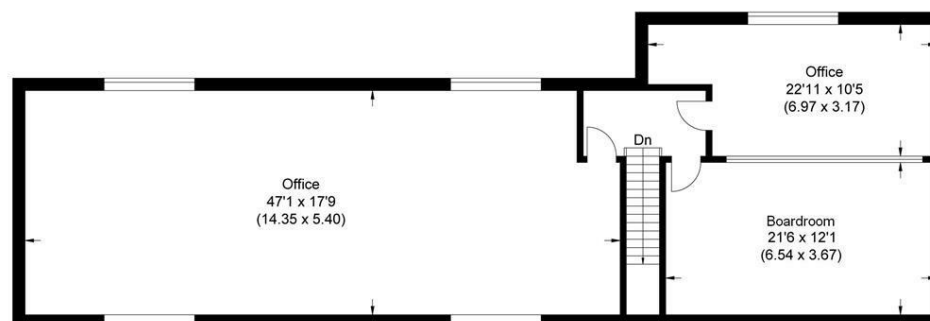
VISUALS – Apartment A (mezzanine floors)



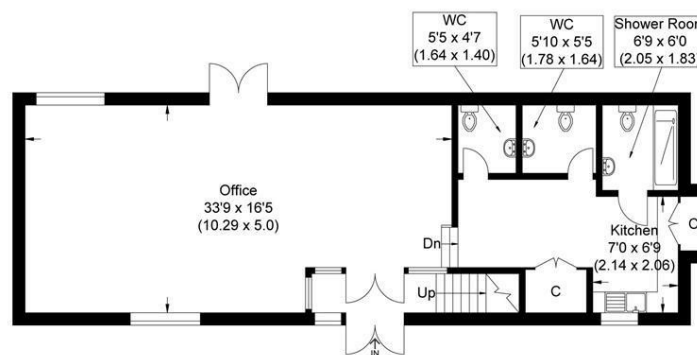
VISUALS – Apartments B and C (first floor)



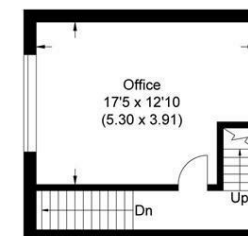
Approximate Gross Internal Area  
236.05 sq m / 2540.82 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Guide Price £800,000

Tenure - Freehold

Council Tax Band - Exempt

Local Authority - East Hertfordshire

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.