



LAND AT SOUTH END

Much Hadham, Hertfordshire SG10 6EW

WeldonBeesly



LAND AT SOUTH END, MUCH HADHAM SG10 6EW

An attractive area of grazing land which adjoins the St Elizabeth's Centre, a short distance from the peaceful hamlet of Perry Green. There are numerous bridleways in the area, offering widespread hacking opportunities.

Currently the land is used for grazing livestock and would also be well suited to equestrian or other leisure and amenity uses (subject to planning permission).

Approximately **9.85 hectares (24.34 acres)** in total.

Much Hadham – 2.8 miles
Sawbridgeworth – 3.7 miles
Bishop Stortford – 5.5 miles
Ware- 6.2 miles

Method of Sale

The freehold of the property is offered for sale by private treaty as a whole or in 2 lots.

LOT 1 (edged blue)

A parcel of grazing land with road frontage extending to 0.85 hectares (2.10 acres).

GUIDE PRICE: £85,000

LOT 2 (edged red)

An attractive parcel of land that could be separated into three paddocks, this lot enjoys

road access along its western boundary. In all extending to 9.00 hectares (22.24 acres).

GUIDE PRICE: £285,000

Planning

The land which falls within the administrative area of East Herts District Council is classified as rural land beyond the Green Belt. Independent planning advice should be sought when considering alternative uses of the land.

Overage

Please note that no overage provisions apply to this sale.

Services

Water and electricity are available nearby subject to usual utility connection requirements.

Tenure and possession

The land is let under the terms of a grazing agreement which terminates on 31 October 2025. Vacant possession will be available on completion.

Exchange of contracts and completion

Contracts to be exchanged within 28 working days of the issue of a draft contract by the Vendor's solicitor. A 10% deposit will be payable on exchange of contracts with completion on a date to be agreed.

Anti-Money Laundering

In accordance with the most recent Anti-Money Laundering legislation the purchaser will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Easements, Covenants and Rights of Way

The property is sold subject to all existing wayleaves, easements, public or private rights of way, covenants and restrictions, whether stated in these particulars or not.

In the event the property is sold in two lots, the purchaser of Lot 1 will be required to erect and thereafter maintain an appropriate fence along the southern boundary of Lot 1.

Viewing

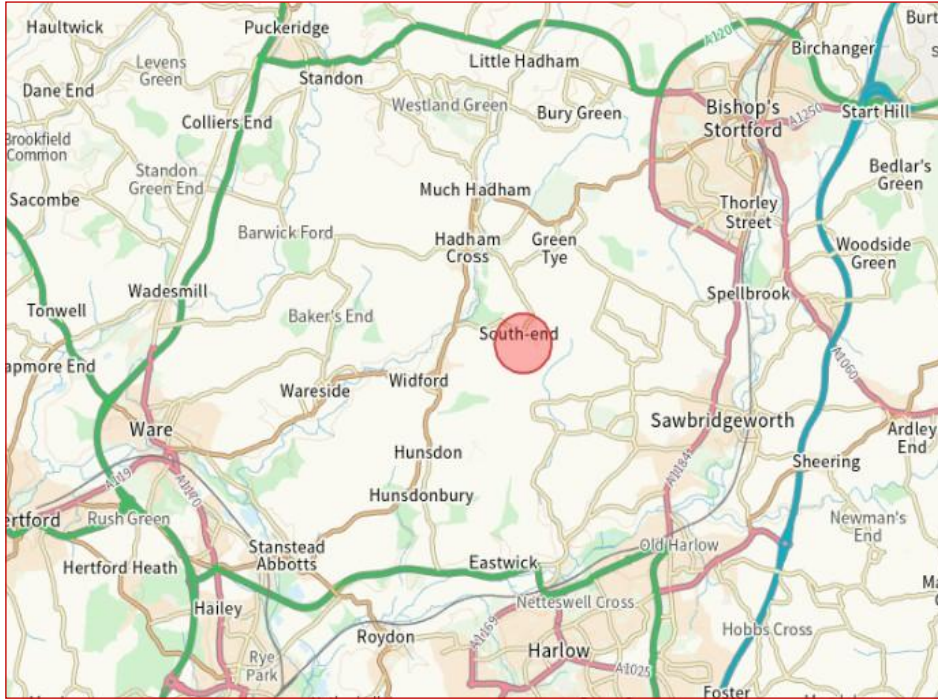
Strictly by appointment with the sole selling agent Weldon Beesly (Ref: Emma Westoby, Edward Broad).

Health and Safety

We would ask that you be as vigilant as possible when making any inspection, for your own personal safety and that of others.

Local Authority

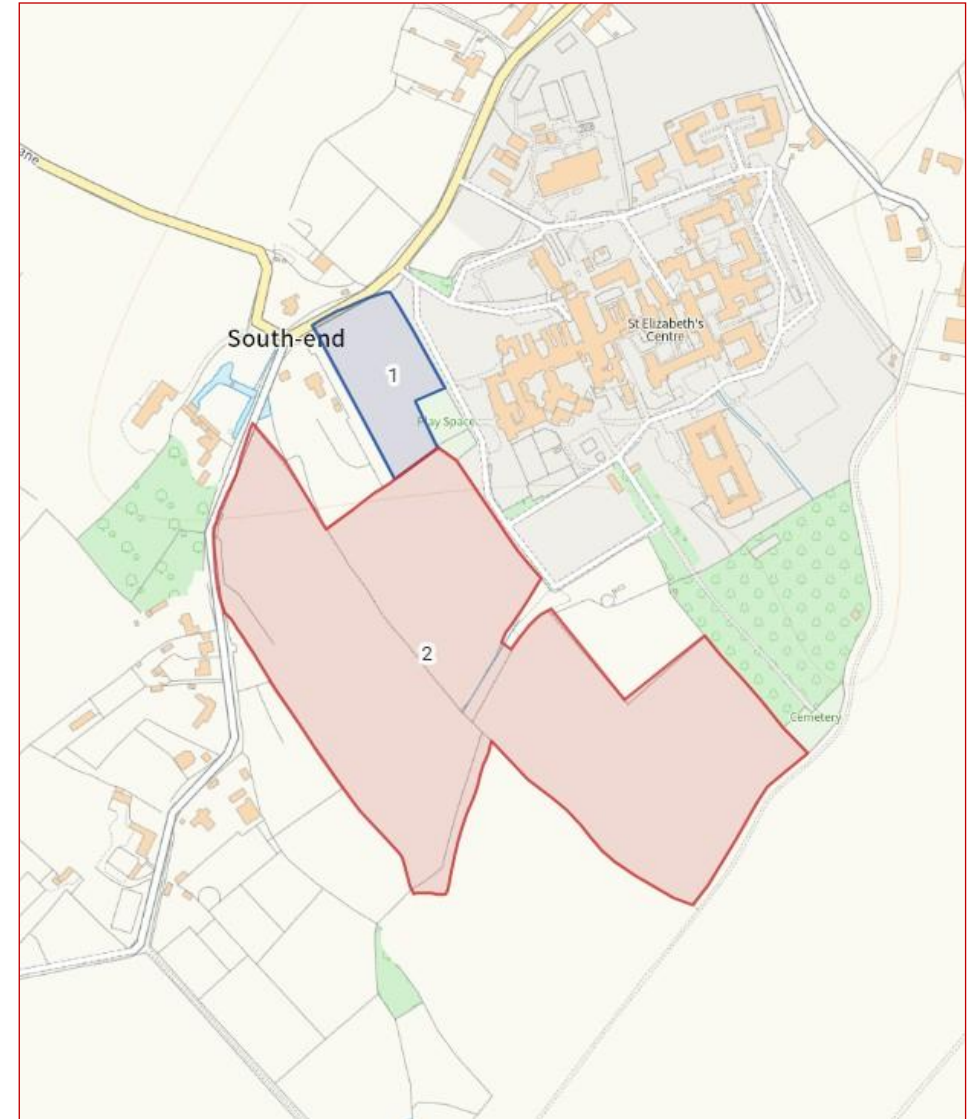
East Herts District Council.



IMPORTANT NOTICE

Weldon Beesly, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of face. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Weldon Beesly have not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise. 3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is/are responsible for making their own enquiries in this regard. 4. Particulars of sale prepared in September 2025, and photographs taken in April 2024 and August 2025. 5. If there is any point you need clarification on, please contact the office in the first instance to avoid a wasted journey to the property.



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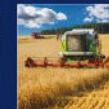
Bishop's Stortford 01279 798866
Hitchin 01462 557780

info@weldonbeesly.com

www.weldonbeesly.com

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