



*Place Farm Barns*

HERTFORDSHIRE



**Carter Jonas**

**PLACE FARM  
NEW INN ROAD  
HINXWORTH  
BALDOCK  
SG7 5HB**

**Two agricultural barns  
with prior approval for  
residential conversion  
in a rural setting.**

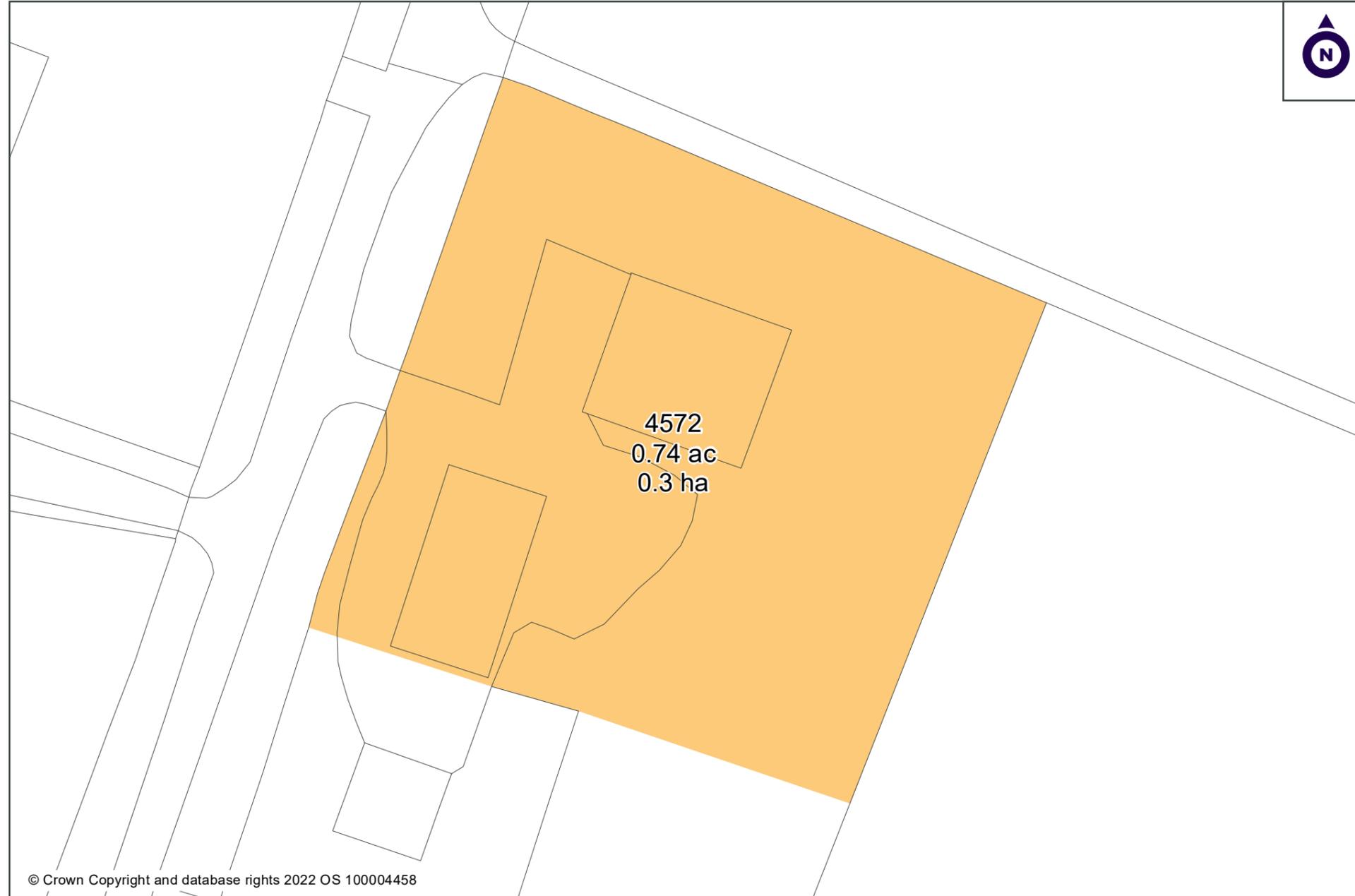
Place Farm Barns comprises a yard area with two agricultural buildings; an open fronted Dutch Barn and a three bay concrete portal frame agricultural building with a concrete floor, concrete block walls, part of which has a lean-to span to the eastern elevation. Both buildings are currently used for storage and benefit from a large garden area surrounding them on two fronts.

Class Q Prior Notification has been given by North Hertfordshire District Council (21/03222/PNQ) for change of use of two agricultural barns into two 4-bed residential dwellings (Class C3 Use) including the creation of amenity space and parking.

Access to the yard and barns is directly from Hinxworth Road, and the site can be easily split to create two separate hereditaments once built. The barns are not connected to any services.

For sale by private treaty as a whole.

In all about 0.74 acres (0.30 ha).



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**LOCATION**

The property is located in rural North Hertfordshire and is situated outside of the greenbelt. Hinxworth is a village and civil parish in North Hertfordshire, and sits just off the A1 between Baldock and Biggleswade. The village has a village hall, a park, a pub, a small church, a bus stop and a post box.

The subject property is relatively private, being approximately 1.25 miles away from the A1, which provides strong vehicular connections south to Stevenage (approximately 10 miles), taking c. 20 minutes to travel by car and Biggleswade (approximately 5 miles), taking c. 10 minutes to travel to by car, with both settlements benefitting from strong public transport links into Central London.

**PLANNING**

Details of the application are found under planning Ref. No: (21/03222/PNQ) (North Hertfordshire Council). The plans allow for the conversion of the existing barns - the portal frame barn to create a dwelling of approximately 250 sq. m (2,690 sq. ft), and the Dutch Barn approximately 200 sq. m (2,152 sq. ft). The only condition of the Prior Notification is the inclusion of car charging points.

Prior Notification was given on 25th November 2021, with development to commence within 3 years from that date.

Details of the approved planning consent are available from the selling agent upon request.

## METHOD OF SALE

The land is offered for sale as a whole by private treaty.

## TENURE & POSSESSION

The property is sold freehold with vacant possession available upon completion.

## DESIGNATIONS

The land is situated within a Nitrate Vulnerable Zone (NVZ) and is located outside of the Greenbelt and conservation area.

## SERVICES

The property is not connected to water or an electrical supply.

## WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

No public rights of way cross the property.

## HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

## SPORTING TIMBER & MINERAL RIGHTS

The mineral, sporting and timber rights are included in the sale of the freehold in so far as they are owned

## LOCAL AUTHORITIES

North Herts Council  
<https://www.north-herts.gov.uk/>

## VIEWINGS

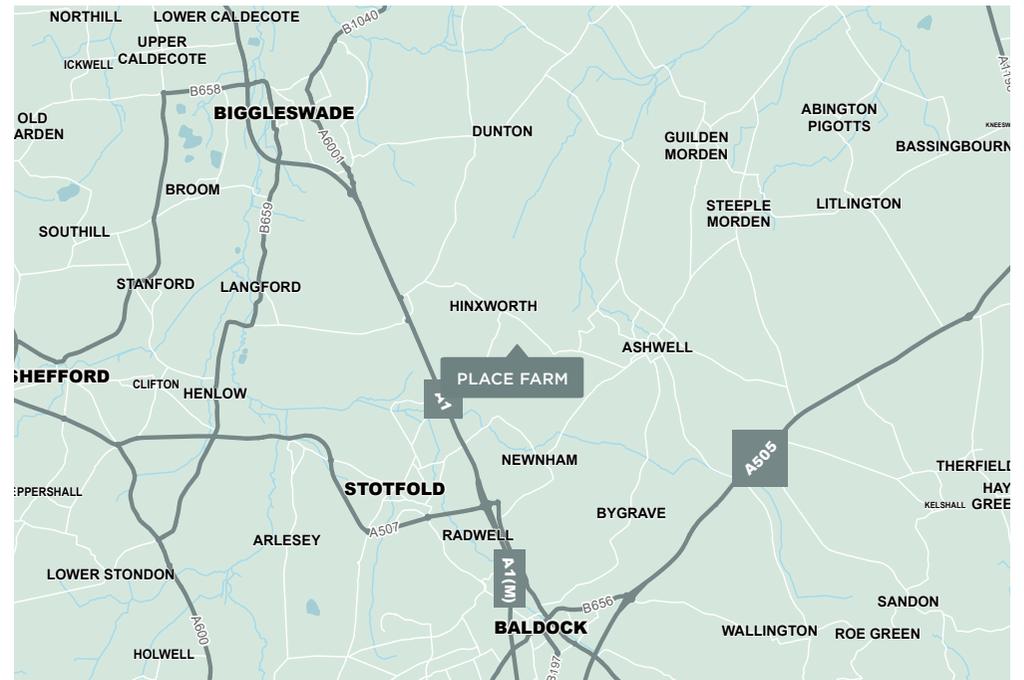
All viewings are by appointment by contacting the sole selling agents Carter Jonas, Mayfield House, 256 Banbury Road, Oxford, OX2 7DE.

## DIRECTIONS

From Stevenage, get on A1(M) from Fairlands Way/A1155, merge onto the A1 and continue on the A1 northbound for 11.5 miles and then take the exit towards Langford/Edworth/Hinxworth. At the roundabout, take the 2nd exit and merge back onto the A1 southbound for 1.3 miles before taking a left turning off the A1 towards Hinxworth. Follow the road for 1 mile. The subject property can be found on the right side of the road.



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## OXFORD

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## IMPORTANT INFORMATION

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